

Grounding a future in place:
Incorporating small town character into a mixed-use town center in Castle Rock, CO

by

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A REPORT

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Abstract

Small cities in America are largely made of suburban developments, and as they continue to grow they must consider ways of transitioning their growth into something more responsible. A

city can grow more responsibly by minimizing sprawl and increasing the density of developments; however, when doing this the city risks altering its visual character with large buildings that feel out of place. This report demonstrates how Castle Rock, Colorado can increase building density, without jeopardizing the key characteristics and experiential qualities that contribute to the city's sense of place.

In order for a city to successfully implement high-density developments grounded in the character, history, and cultural of the community, the city must first identify how community members perceive the character of their environment. Semi-structured interviews with Castle Rock residents reveal the key qualities that contribute to the character and sense of place within the community. Precedent studies inform common strategies used by similar development across the country, and site analysis reveals the opportunities and constraints presented by the site and its surroundings.

A projective design is created by synthesizing the findings from semi-structured interviews, precedent studies, and site analysis, to create a mixed-use town center in Castle Rock, Colorado. This project demonstrates how Castle Rock can introduce an alternative form of growth that is more responsible, and more reflective of the city's character and sense of place.



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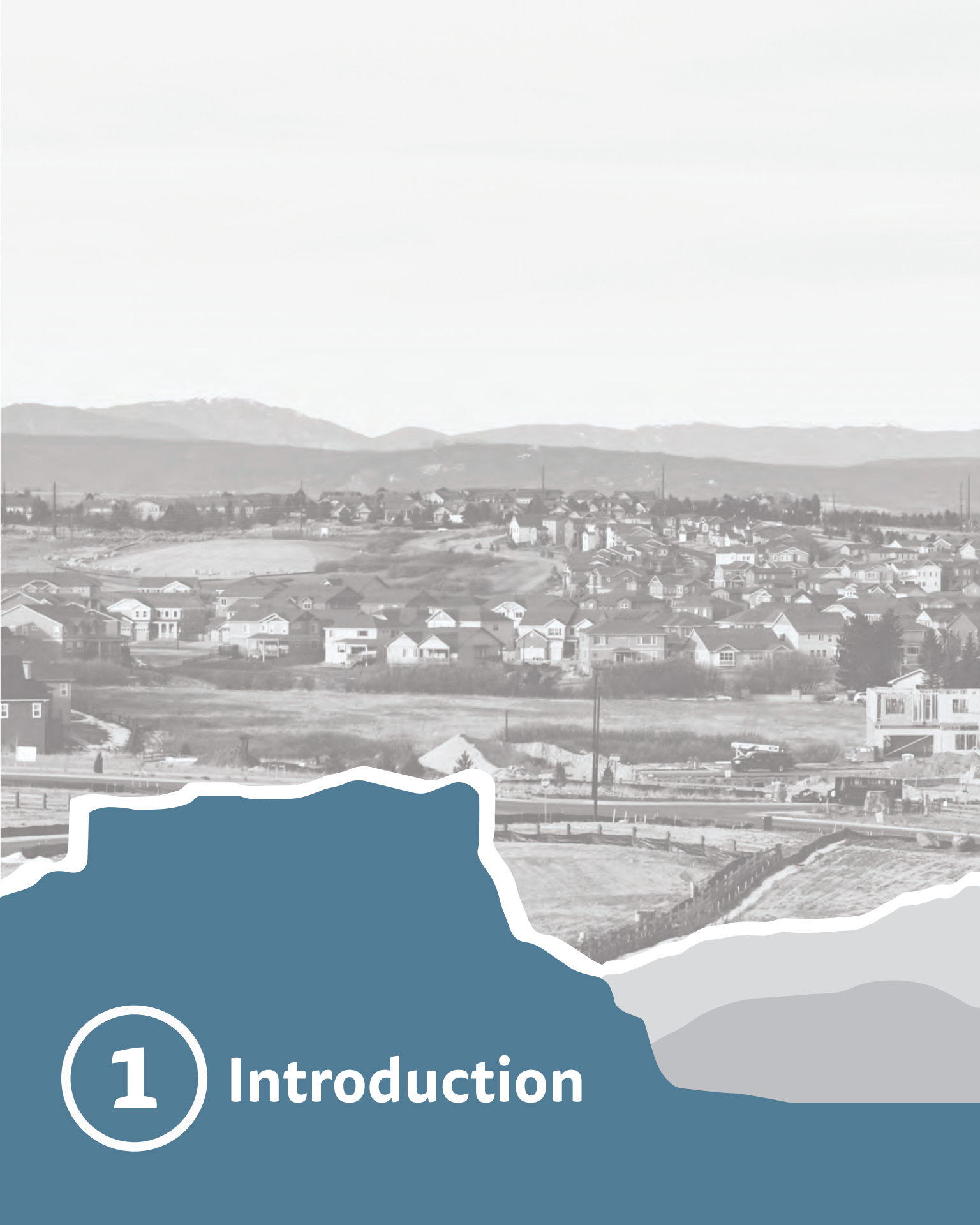
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1

Introduction



Introduction

Community character describes the distinct traits, or attributes that are essential to the quality and reputation of a place (Lane H Kendig, 2010). It is important for cities to have a recognizable character that creates a cohesive aesthetic, and distinguishes the city based on its history and location. City officials often use design guidelines and comprehensive plans to establish a cohesive material palette and a range of acceptable urban design parameters. These documents address the growth and aesthetics of a city, but do not focus on preserving or creating a sense of place. The term ‘sense of place’ is used to describe the spirit of a place, or the identity that users perceive in a place (Norberg-Schulz, 1980; Sepe, 2013). The terms ‘character’ and ‘sense of place’ are not directly interchangeable because character is a less complex idea made up of physical traits, while sense of place is created through both physical traits and experiential traits (Norberg-Schulz, 1980; Sepe, 2013). In order for cities to grow while maintaining and enhancing their sense of place, they must first understand how the character of their city is perceived by the people who live there (Steele, 1981).

Small cities provide a desirable blend of small-town character and metropolitan services, but as they grow it becomes increasingly difficult to maintain their character while meeting the demands of population growth. A city or metropolitan area is defined by the U.S. Department of Commerce as having 50,000 residents or more (Berg, 2012; Commerce, U.S. Department of Administration, 1994). Cities roughly 50,000 – 150,000 residents, will be considered “small cities” for the purpose of this report. Examples of cities that fit this description include Manhattan, KS, Boulder, CO, Fayetteville, AR, Iowa City, IA, Santa Fe, NM, and Bend, OR.



Figure 1.1. Train passing The Rock. Bruce Fingerhood. Nb on the joint line, castle rock Colorado. Retrieved from: <https://flic.kr/p/9eE8W1>

Dilemma

As a city grows it is faced with the decision to sprawl or densify in future developments. Cities often sprawl outward at low densities, consuming more land as population increases (Gillham, 2002). Sprawling development is typically cheaper and easier than investing in densifying the city core. Many people prefer living in suburban neighborhoods; however, high suburban populations can lead to many negative side effects for the city (Gillham, 2002; Legge, 2008a; Michael A Burayidi, 2001). Sprawling development has been known for removing land and habitat, increasing traffic congestion, degrading downtowns, and discouraging sense of community in the city (Gillham, 2002; Michael A Burayidi, 2001).

Considering the negative side effects of sprawl, it seems logical that cities should prepare for growth by increasing density. Yet this approach is often met with resistance from community

members who fear losing the small-town character of their city (Gillham, 2002). Americans recognize that sprawl has many negative attributes, but at the same time people desire to have their own property outside of the city where they can feel privacy (Jackson, 1999). The inability of people to be proactive about sprawl is described by JB Jackson as 'two minded America' because people recognize the negative impacts of sprawl but remain hesitant to act on it. Peoples' desire to live in the suburbs is the most influential factor that leads to sprawling cities. However, if a more sustainable form of development could address the desires of the community and be more reflective of the town's character, then perhaps people would be more willing to abandon suburban living and cities could prepare for the future more responsibly.



Figure 1.2. Sprawling residential development in Castle Rock, CO (McCoy, 2019).

Project Overview

This report aims to build upon a background of literature focusing on sense of place, and responsible growth. While also focusing on the history, culture, and current conditions of Castle Rock Colorado. Research objectives included the following:

- (1) Understand the cultural and historic background of Castle Rock, as well as the current state of development and future growth projections.
- (2) Understand how people perceive character and sense of place, and identify placemaking design strategies.
- (3) Understand the strategies used to achieve responsible growth, specifically mixed-use developments and new urbanism strategies.

Research objectives are used to guide the projective design, and achieved by conducting literature review, precedent studies, interviews, and site analysis (figure 1.3).

Research Question

How can planners and designers contribute to the responsible growth of small cities, while preserving visual character and sense of place?

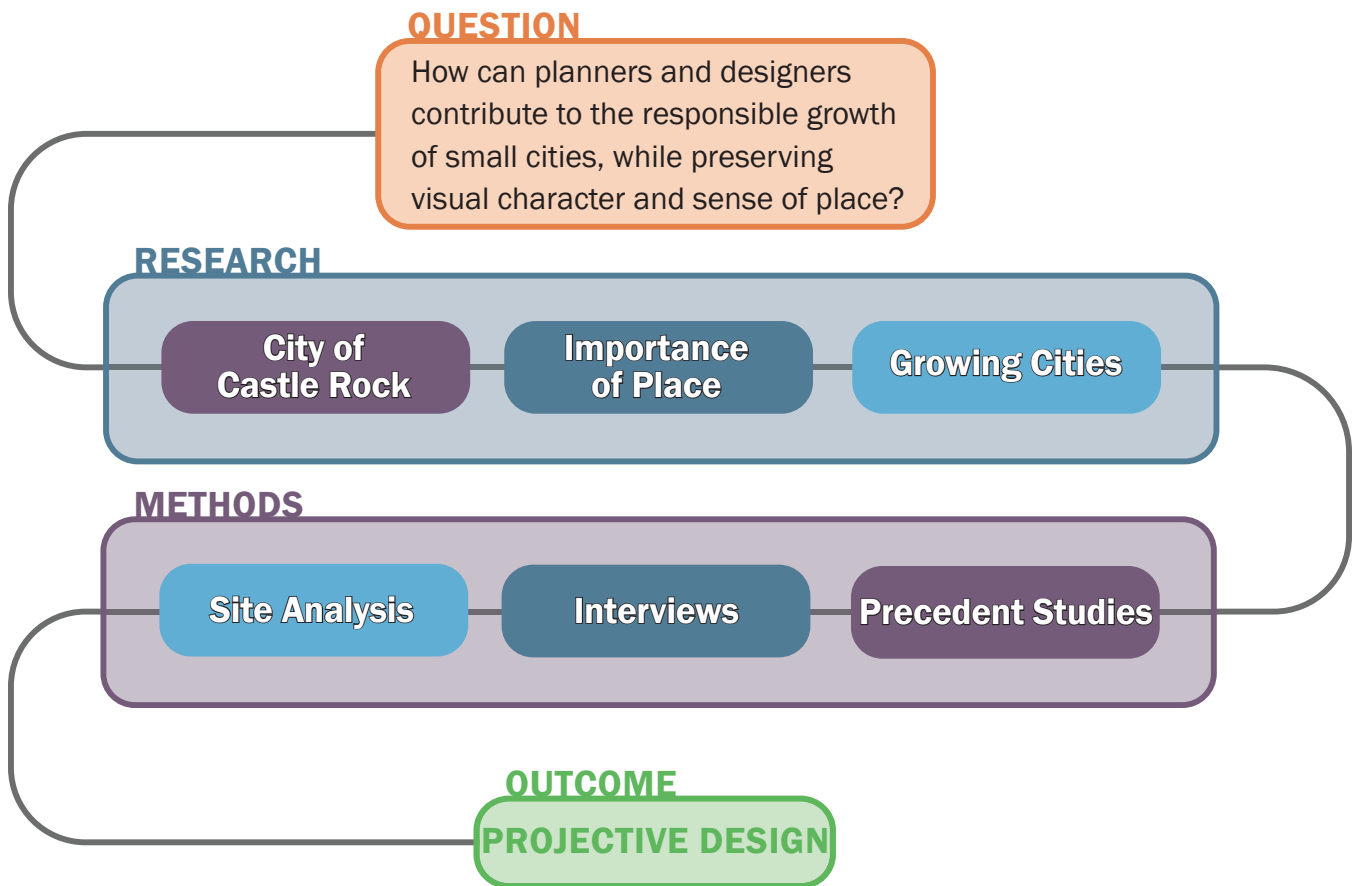


Figure 1.3 Project process diagram (McCoy, 2019).



2

Background



2.1 Castle Rock

Castle Rock is located in the Front Range of Colorado (East of the Rocky Mountains) between Denver and Colorado Springs (figure, 2.2). The climate is semi-arid with an average summer high of 85 degrees, and an average

winter high of 45 degrees. Castle Rock receives an average of 18 inch of precipitation and 243 days of sunshine, which is higher than the U.S. average of 205. Castle Rock sits at an elevation of 6,220', and is in plant hardiness zone 5b.

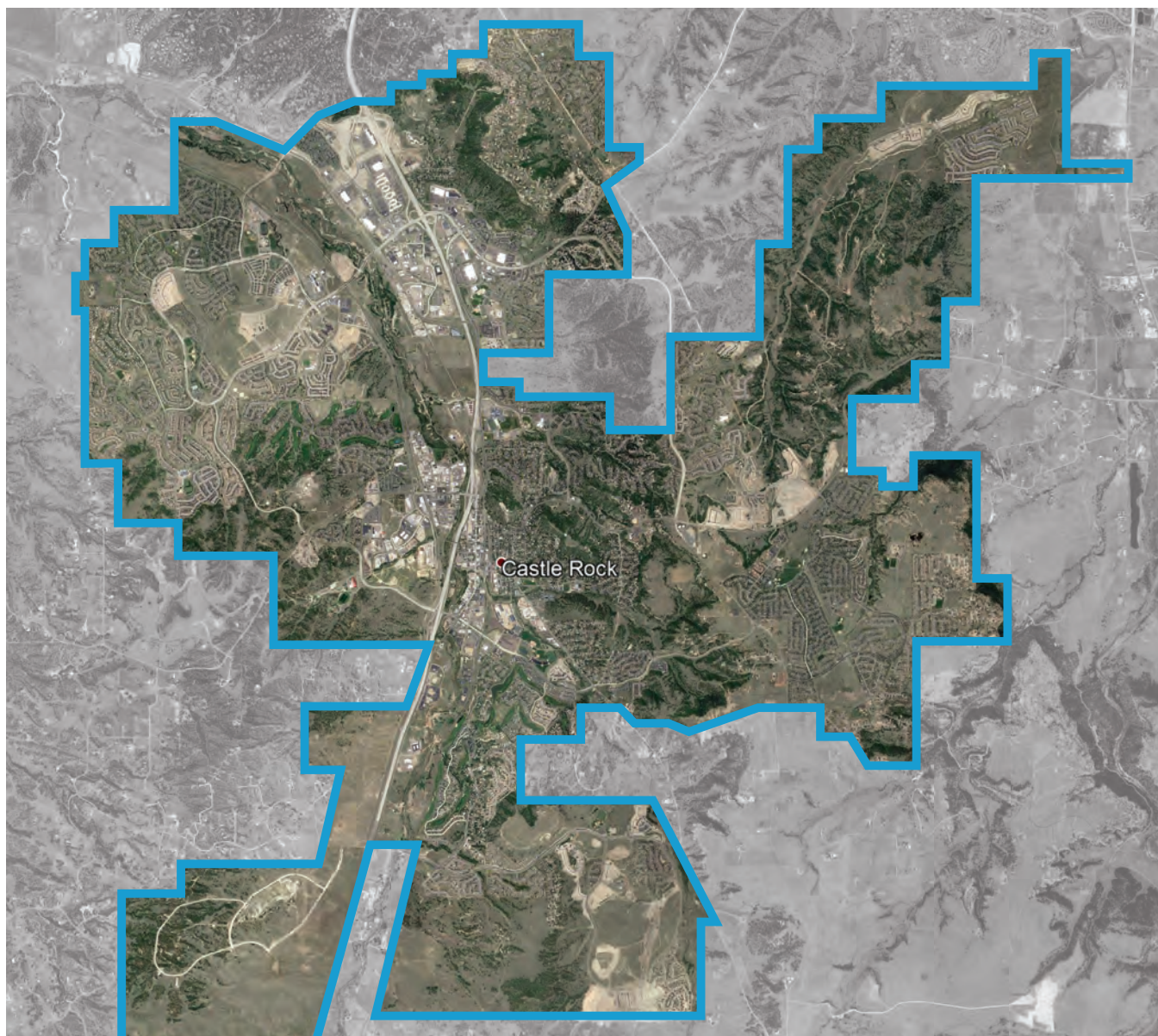


Figure 2.1. Castle Rock city boundary (McCoy, 2019).

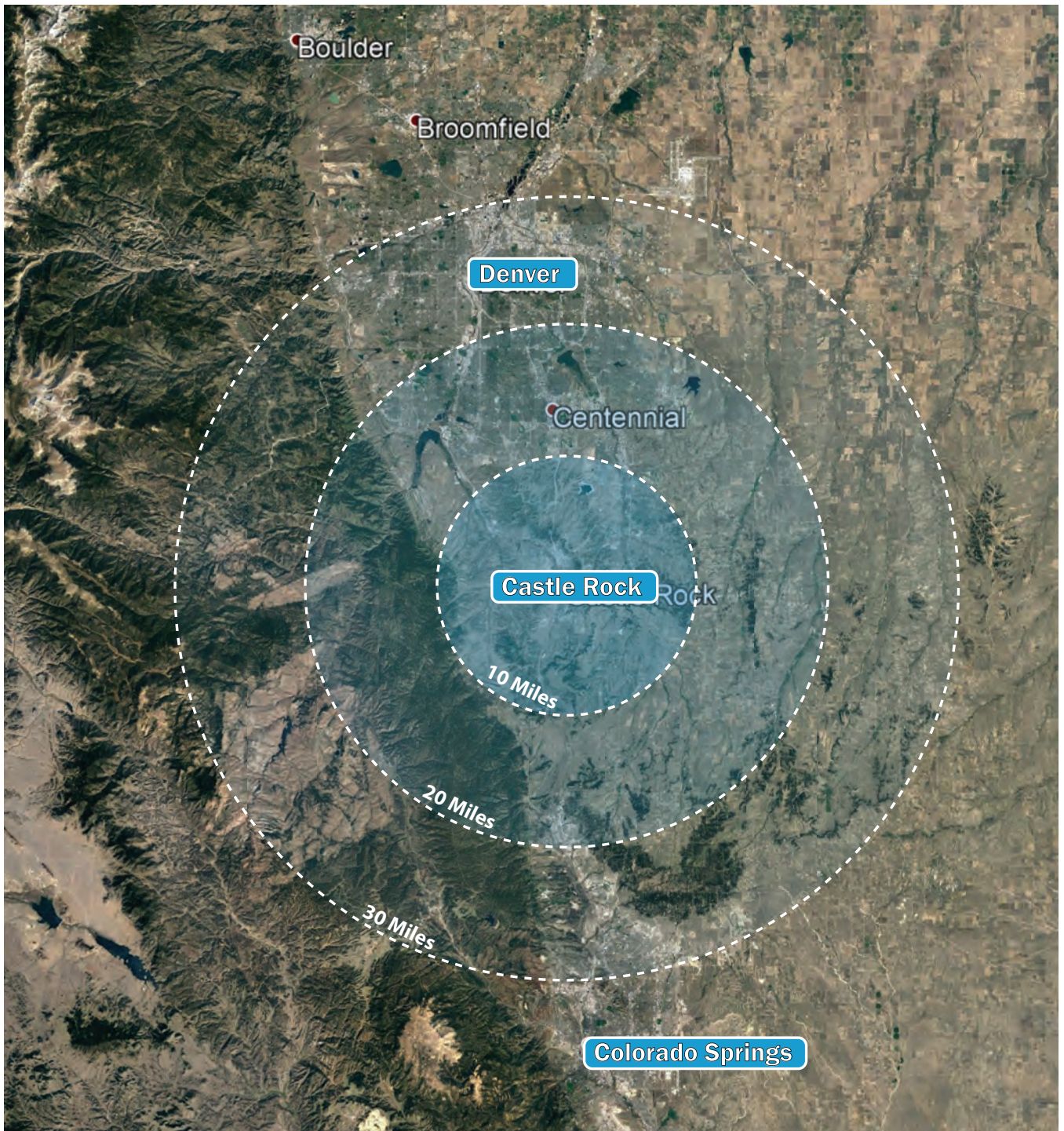


Figure 2.2. Context Map of Castle Rock in relation to Denver and Colorado Springs (Google Earth, Modified by McCoy, 2019).

Past

Castle Rock began as a small town, founded in 1874 by rhyolite miners, who carved the first streets which are known today as the historic downtown district (Castle Rock, n.d.). Within a year Castle Rock established a train depot on the Rio Grande Railroad that connected Pueblo to Denver. The establishment of a train depot put Castle Rock on the map and brought materials for ranchers to claim land and call Castle Rock home. Castle Rock's historic roots are grounded in the 3 R's: ranching, rhyolite mining, and the railroad were the main industries in that built the economy of the city (Castle Rock, n.d.).

The original development pattern in Castle Rock was intermingled homes filling the gaps between commercial properties in the historic downtown (Castle Rock, n.d.). The homes in Castle Rock are primarily vernacular style wood frame structures built modestly with little ornamental details. Historic buildings are commonly reflective of the local material rhyolite, and often borrow Italianate, vernacular masonry, and gothic revival architectural styles (Castle Rock, n.d.).



Figure 2.3. Historic courthouse building (Castle Rock, 2007).



Figure 2.4. First church built in Castle Rock (Castle Rock, 2007).



Figure 2.5. 1925 Downtown view from The Rock (Castle Rock, 2007).



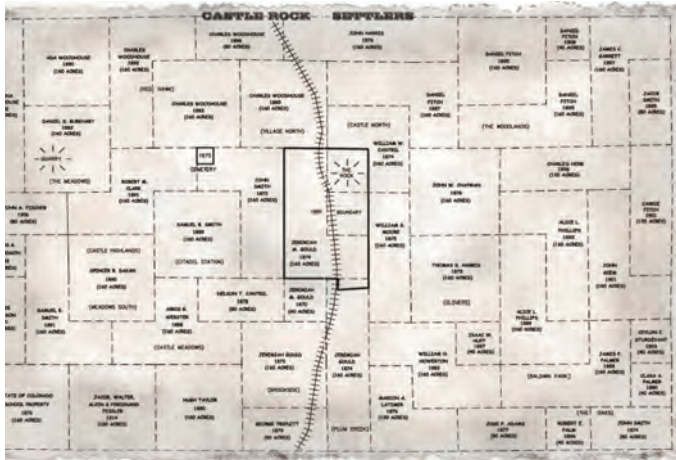
Figure 2.6. Cantril school bell tower (Castle Rock, 2007).



Figure 2.7. Castle Rock train station (Castle Rock, 2007).



Rhyolite Mining 1871-1906



Ranchers Move to Castle Rock to Capitalize on Cheap Land, Early 1900s

RHYOLITE RAILROAD

RANCHING



Established Train Depot 1875



Downtown Castle Rock 1930s



First Star Lighting 1936



The Outlets Opened 1992



**Modest Small Town Development
1940s-1980s**



Rapid Growth 1990s-Present

Figure 2.8. Castle Rock History Timeline. Images from:
(Castle Rock, 2007) & (McCoy, 2019).

Present

Since 1874, Castle Rock has slowly grown in population, but remained under 10,000 people until 1994 (U.S. Census Bureau). Since then, it has been rapidly developing and growing in population. It has been recognized as the fastest growing city in the United States from 1990-2000, and is still in the top 7 fastest growing cities as of 2017 (U.S. Census Bureau). The 2017

population is over 62,000, and it continues to climb as more people are buying homes in Castle Rock. The current development style in Castle Rock is predominantly low density residential neighborhoods. When comparing Castle Rock with cities of similar size, it becomes apparent that it has a much smaller population density (figure 2.10).

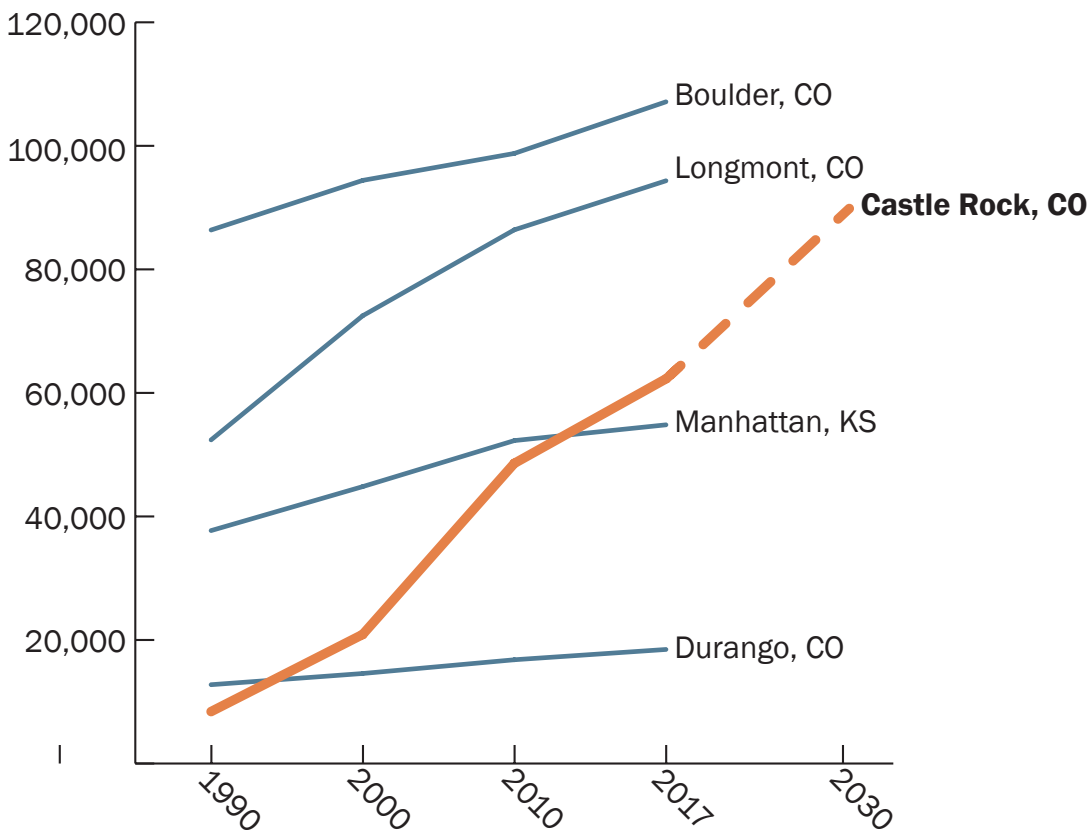


Figure 2.9. Castle Rock population growth comparison (McCoy, 2019).

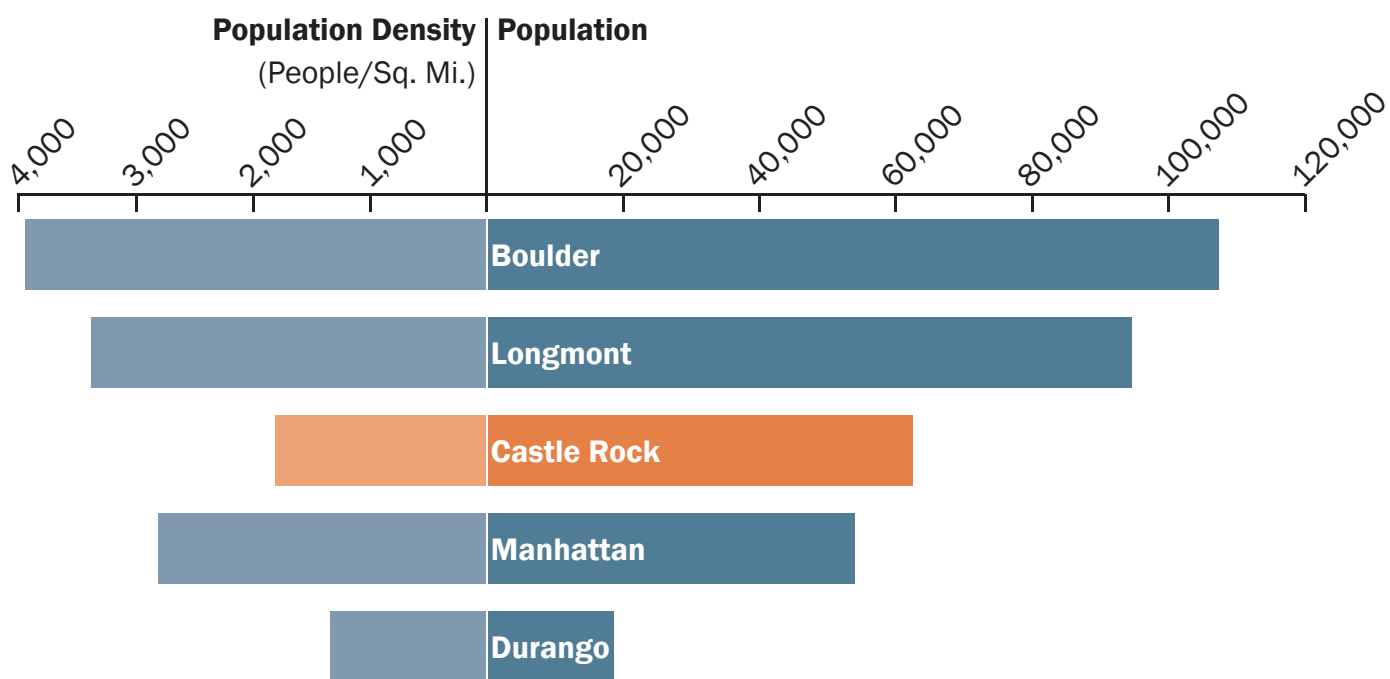


Figure 2.10. Castle Rock population density comparison (McCoy, 2019).

Castle Rock has unique demographic statistics that distinguish it from other cities in Colorado, and make it a desirable place to live for many people. Crime statistics are considerably lower in Castle Rock, compared to the U.S. average (figure 2.12), and it has a higher percentage of family households, compared to the Colorado average. The median household income is also considerably higher than the Colorado average (figure 2.14). An additional statistic worth noting is that the most common commute time for

residents is 30-35 minutes (figure 2.13) and over 80% of people drive alone to work (City Data). With this statistic in mind, combined with the rapid and continues growth of the city, traffic congestion is a large concern for residents (figure 2.11) (Castle Rock Survey, 2017). Castle Rock is commonly referred to as a “bedroom community”, meaning residents of Castle Rock typically do not work in town, instead most people commute to Denver or Colorado Springs for their jobs.

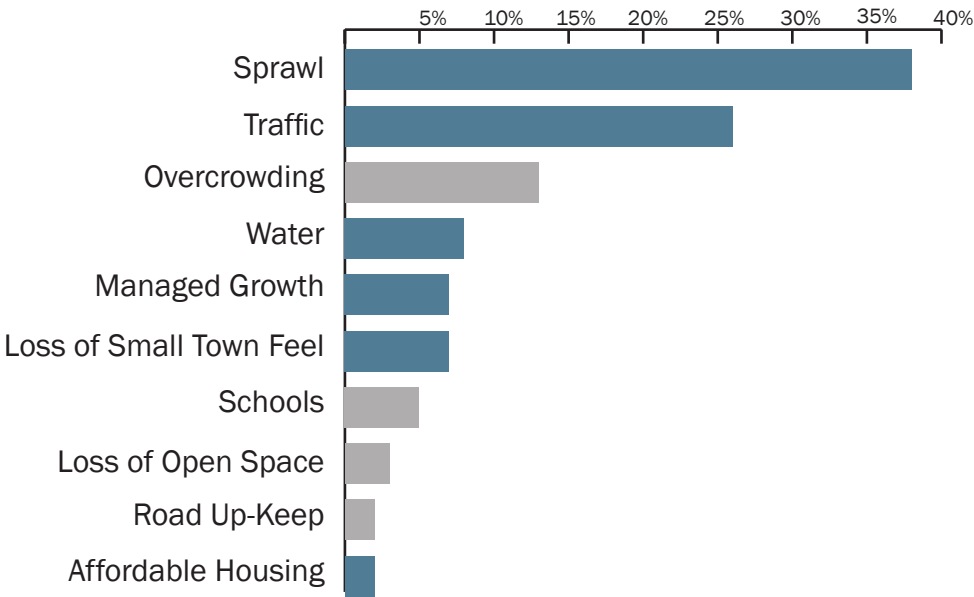


Figure 2.11. What is the most important issue facing Castle Rock?
Survey Response (modified from CRgov 2017 survey).

Within the scope of my report
Outside the scope of my report

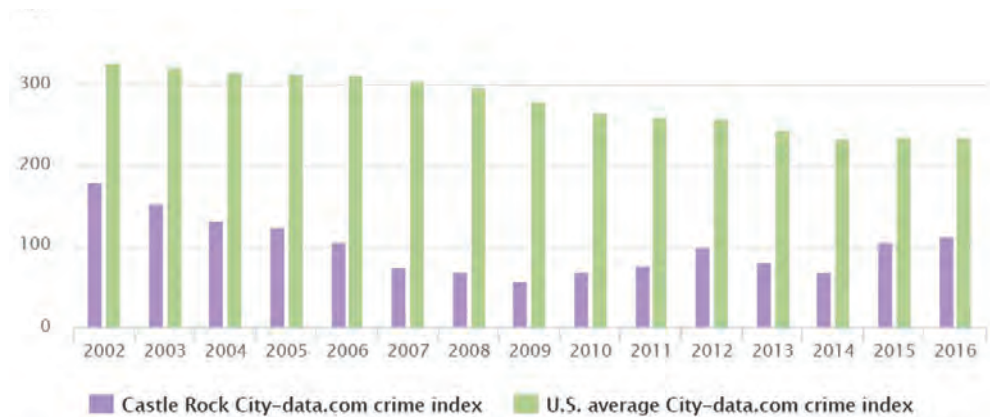


Figure 2.12. Castle Rock crime comparison (CRgov 2017 survey).



Figure 2.13. Castle Rock commute times (CRgov 2017 survey).

Estimated Median Household Income in 2016:

(It was \$64,138 in 2000)

Castle Rock \$96,265

Colorado \$65,685

Figure 2.14. Castle Rock household income comparison (CRgov 2017 survey).

Future

Castle Rock is projected to grow to 91,000 residents in 2030 (U.S. Census Bureau), with the estimated build-out population of 130,000-150,000 residents (Castle Rock Comp. Plan, 2017). The city of Castle Rock is preparing for growth and has taken many initiatives to ensure that they are moving in the right direction and taking the necessary precautions. In the most recent comprehensive plan, Castle Rock identified four cornerstones for the town to build on through 2030 which are (1) community services, (2) thriving economy, (3) responsible growth, and (4) distinct town identity (Castle Rock Comp. Plan, 2017). Each of these cornerstones is meant to be weighted equally, and they all have a specific set of guiding principles that propose strategies for achieving the cornerstone objectives. The full comprehensive plan can be found at <https://www.crgov.com/2442/Vision-and-Master-Plan>.

There is a community survey released every two years in Castle Rock. This survey addresses the concerns and excitement of the community related to the existing conditions and future

direction that Castle Rock is headed. This survey analyzes a large variety of topics such as business concerns, traffic concerns, park preferences, and taxation opinions (Castle Rock Survey, 2017).

The city also provides standards for development such as urban design guidelines and architectural guidelines. These documents are meant to ensure consistency within the city and unify the built environment through visual cohesiveness. These documents address specific design parameters such as street scape design, architectural details, signage details, materiality, preservation of existing views, and parking standards. These city initiatives are successful at unifying the built environment of Castle Rock, but since places are made of both physical and experiential qualities (Sepe, 2013), it is important to understand how residents experience their own city and try to ensure that future developments will be reflective of similar experiential characteristics.



Figure 2.15. Present day Castle Rock downtown (McCoy, 2019).

Why Castle Rock

Castle Rock was selected as the site for this report because it has many unique characteristics that puts the city at risk of losing its sense of place. Castle Rock is a stand-alone city (not a suburb of a larger city) in close proximity to the two largest Front Range cities: Denver and Colorado Springs (figure 2.2). Castle Rock has a rich history and strong vernacular ties to its geography and cultural landscape (figure 2.8). It has been one of the fastest growing cities in the country and the primary form of development is low density suburban neighborhoods. Future development decisions in Castle Rock are becoming more critical as the city reaches its growth perimeter, and sprawl/growth are one of the main concerns of residents (figure 2.11).

City officials and community members have taken many initiatives to ensure that Castle Rock is growing responsibly and maintaining its distinct identity. However, if low density residential development continues to be the primary form of growth, Castle Rock will be at risk of sprawling and experiencing many of the negative side effects associated with sprawl, such increasing traffic congestion, a degrading downtown, and a decreasing sense of community. With all these considerations in mind, my report is meant to further the city's initiatives by translating their vision of responsible growth and distinct identity into a tangible design.



Figure 2.16. Castle Rock downtown vernacular (McCoy, 2019).

2.2 The Importance of Place

Place Defined

The theory of place and identity is described by scholars in the field of architecture, urban planning, sociology, geography, environmental psychology, anthropology, history, and philosophy (Evans, McDonald, & Rudlin, 2011). The origin of place theory began with the term 'genius loci' or the 'spirit of place', which was used to describe a guardian spirit that remains with the place and determines its character (Norberg-Schulz, 1980). In more recent years, sense of place is most commonly described as a mixture of intrinsic characteristics and the personal meaning attached to a place by users (Norberg-Schulz, 1980; Steele, 1981).

In order for spaces to become a place, they must be given a distinct identity determined by users personal experience in the place (Hague & Jenkins, 2005). A place's identity is a product of its history, culture, aesthetic, environment, and growth/change over time (Hague & Jenkins, 2005). Place identity is perceived through both physical and experiential traits (Sepe, 2013; Steele, 1981). Physical traits such as material, scale, and aesthetics contribute to a person's

mental image of a place, while experiential traits such as social interactions, and memories help people associate a personal meaning with their mental image (Jackson, 1999; Sepe, 2013). Therefore, place consist of both a setting and phenomena, and describes the environment that experiences manifest themselves (Sepe, 2013).

The character of a place is different from the sense of place, because it does not incorporate experiential characteristics (Norberg-Schulz, 1980). Character can be described through visual aesthetics, and physical relationships (figure 2.17). For example, looking at a photograph of Times Square in New York City would allow for an understanding of the urban aesthetics, the physical relationships between people and buildings, and a general sense of the physical environment. However, a photograph cannot convey the experience of moving through Time Square, bumping into people, hearing car horns, and smelling food vendors; these unique qualities can only be discovered

Physical - "What place did you visit on vacation?"

Psychological - "My mind is in a bad place right now."

Social status - "Those people should know their place."

Evaluation - "There is a time and a place for everything."

(Steele, 1981)

through personal experience. The character of a space greatly impacts its sense of place and allows people to understand certain aspects of the places identity without actually visiting it (Sepe, 2013).

“The identity of a place expresses a harmonious balance between variant and invariant components, people and urban events, which are intrinsically linked by a reciprocal relationship that makes a specific place unique and recognizable” (Lynch, 1960). Lynch is describing the ongoing relationship between people and their environment. People are constantly changing, while their environment remains mostly the same. The repetition of people experiencing the same environment on a regular basis creates a link or mutual bond between the people and

their environment (Lynch, 1960; Sepe, 2013). JB Jackson describes this phenomenon as “recurring events”, or sense of time used to create a sense of place. Repetition of experience causes people to associate that place with a personalized identity; the people who repeatedly inhabit a place, and the place itself, are largely reflective of each other (Sepe, 2013). For example, when someone is describing themselves it is common to say “I am a New Yorker” because people are often reflective of the place they reside, and describing the place they are from allows others to gain an understanding of them based on the character of their place (Norberg-Schulz, 1980; Sepe, 2013).

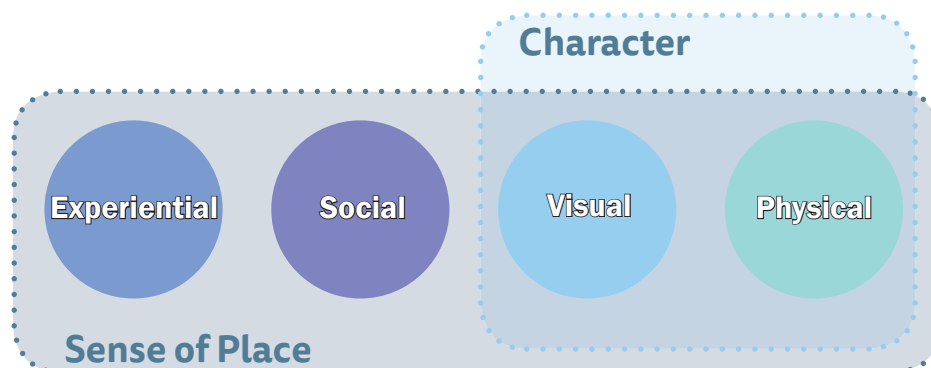


Figure 2.17. Character vs. Sense of place (McCoy, 2019).

Landscape Identity

Similar to a New Yorker being reflective of their urban environment, communities rely heavily on their surrounding landscape to reflect their unique character (K. Blake, 1999; Eckert, 1997; Jackson, 1984). Cities develop strong cultural ties that intrinsically bond the community with the landscape (K. Blake, 1999). The history and cultural of a community can be seen through vernacular characteristics, which reflect how the community historically used and view their surrounding environment (Eckert, 1997).

The bond between community and landscape is especially strong with the presence of a dominant landform that lies within the city's viewshed (K. Blake, 1999; K. S. Blake, 2002). Locations within the viewshed of dominant landform are more likely adapt a name and aesthetic that reference the landform (K. Blake, 1999). Examples of this are especially common in Colorado, where mountain views dominate cities. More specifically, Colorado Springs has an identity that is largely based on the presence of Pikes Peak, which dominates the views from most locations within the city.



Figure 2.18. The presence of Pikes Peak in Colorado Springs (Flickr user: Tim Marshall)



Figure 2.19. Directing views to Pikes Peak in Colorado Springs (Flickr user: Phillip Stewart)



Figure 2.20. The Rock, the most dominant landform in the Castle Rock viewshed (McCoy, 2019)

Placelessness

There are numerous scholars interested in place, and more specifically in how the essence of place is becoming lost as contemporary American cities are resembling one another (Sepe, 2013). Trends of globalization has made the idea of ‘Placelessness’, or a space without a distinct identity, a worry for many cities (Relph, 2008). Globalization has contributed to the loss of place by created a world with increasingly interconnected communication and standardization (Carmona, 2010). With instant communication throughout the world, new ideas, materials, and practices can be shared and replicated in nearly any city. The idea of mass production has transitioned into ‘mass culture,’ which standardizes the creation of a place by weeding out cultural processes and authentic forms, replacing them with mass-produced commercial forms (figure 2.21) (Carmona, 2010). In some ways globalization has helped promote the growth of cities by allowing them to grow at a faster rate (Sepe, 2013). This approach is used by cities because economic gain is often the most dominant motive for growth, but economic gain can still be achieved without leaving place identity as an afterthought (Relph, 2008).



Figure 2.21. Mass produced building (Flickr User: Mike Mozart, 2014).



Figure 2.22. Placeless building (McCoy, 2019).

The Place Debate

Because sense of place is largely based on the perception of individuals, an argument can be made that all places, regardless of aesthetic quality and cultural use, have a sense of place. An example of this is suburban neighborhoods, which are commonly ridiculed for being placeless developments of monotonous cookie cutter houses (Duany, 2000; Gillham, 2002). Yet at the same time suburban neighborhoods create a sense of place that is unique from the cities they surround and they are highly reflective of the individuality and culture of its residents (K. S. Blake & Arreola, 1996).

All spaces have the potential to be perceived as a unique place to certain individuals, but there are places that undoubtedly hold a stronger sense of place than others, such as the Grand Canyon or Times Square (Steele, 1981). Therefore, it is important for designers to use placemaking as a tool to stimulate a stronger connection to a place by creating a unique and recognizable character that encourage users to remember and return to it (Steele, 1981).



Figure 2.23. Suburbs, often labeled placeless (McCoy, 2019).

"Identity is in the experience, eye, mind, and intention of the beholder.." (Relph, 2008)

Design For Place

The role of a designer is to understand the characteristics of an existing setting and how they contribute to the overall spirit of a place (Steele, 1981). Understanding these characteristics can inform designers on ways to stimulate place experience (Steele, 1981). One way of understanding existing character is to identify vernacular characteristics of a place (Jackson, 1984). Looking at place with the eye of a craftsman and identifying the incorporation of local materials, local technologies, and the natural environment to timelessly ground a place into its natural setting (Jackson, 1984).

In addition to cultural, and vernacular characteristics, a successful place should have numerous activities. A place should provide a mixture of activities that gives users a variety of reasons to be in the same space, and allows them to choose what activities they want to take part in. (Steele, 1981; Walljasper & PPS, 2007). Encouraging multiple activities begins with programming the space with a diverse range of uses (figure 2.24). For example, providing places to sit, playgrounds to enjoy, art to view, materials to touch, music to hear, places to shop, restaurants to visit,

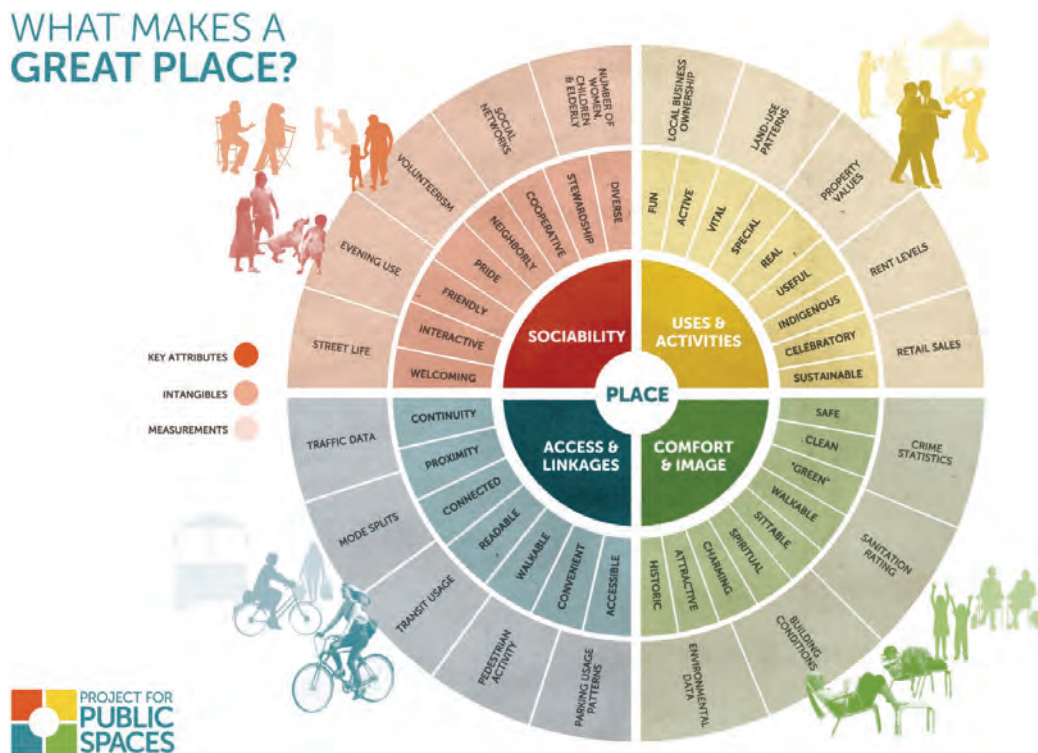


Figure 2.24. Project Public Space placemaking diagram (Walljasper & PPS, 2007).

places to exercise, areas to relax, and more. Project Public Space (PPS) believes that a place in an urban environment should have at least ten activities that gives users a variety of reasons to be in the same place. Having multiple activities increases social interaction between users and helps to ensure that the place will be used during all hours of the day (Walljasper & PPS, 2007). It is also important to carefully name places based on something significant, in order to emphasize its specific identity and allow for people to instantly recognition the place (Relph, 2008; Steele, 1981; Walljasper & PPS, 2007). Adding a localized name can stimulate the place by tying together past events with present places (Steele, 1981). Naming places based on past events adds a new layer of meaning to the places experience, and helps evoke a sense of remembrance (Steele, 1981). Planners and city officials are the first people to influence the design of new places through zoning, programming, and master planning stages. There are many strategies that can be used during high level design stages that

encourage a stronger sense of place. Kevin Lynch uses the process of cognitive mapping to determine how residents perceive and experience their city on a daily basis. People who live in a city intuitively read their environment through paths, edges, districts, nodes, and landmarks (figure 2.25) (Lynch, 1960). Planning with these components in mind increases the potential for residents to assign a place identity to these environments through familiarity and repetition (Jackson, 1999). Another high level placemaking approach is to identify “high leverage settings”, or locations within a city that are regularly visited by a large number of people (Steele, 1981). After identifying these locations it is important to concentrate more placemaking efforts in these areas, since they are experienced by a larger number of people (Steele, 1981). Examples of high leverage settings include schools, grocery stores, transportation hubs, major roadways, and more.

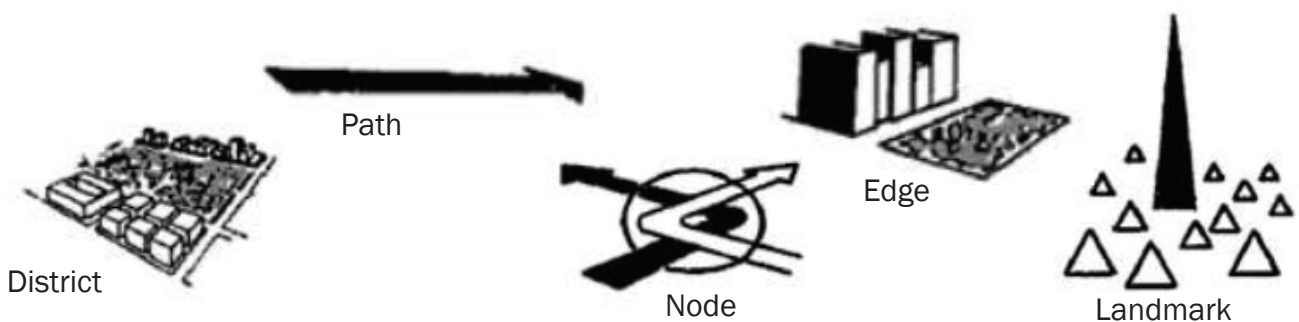


Figure 2.25. Kevin Lynch city elements (Lynch, 1960)

Major Themes of Placemaking Literature

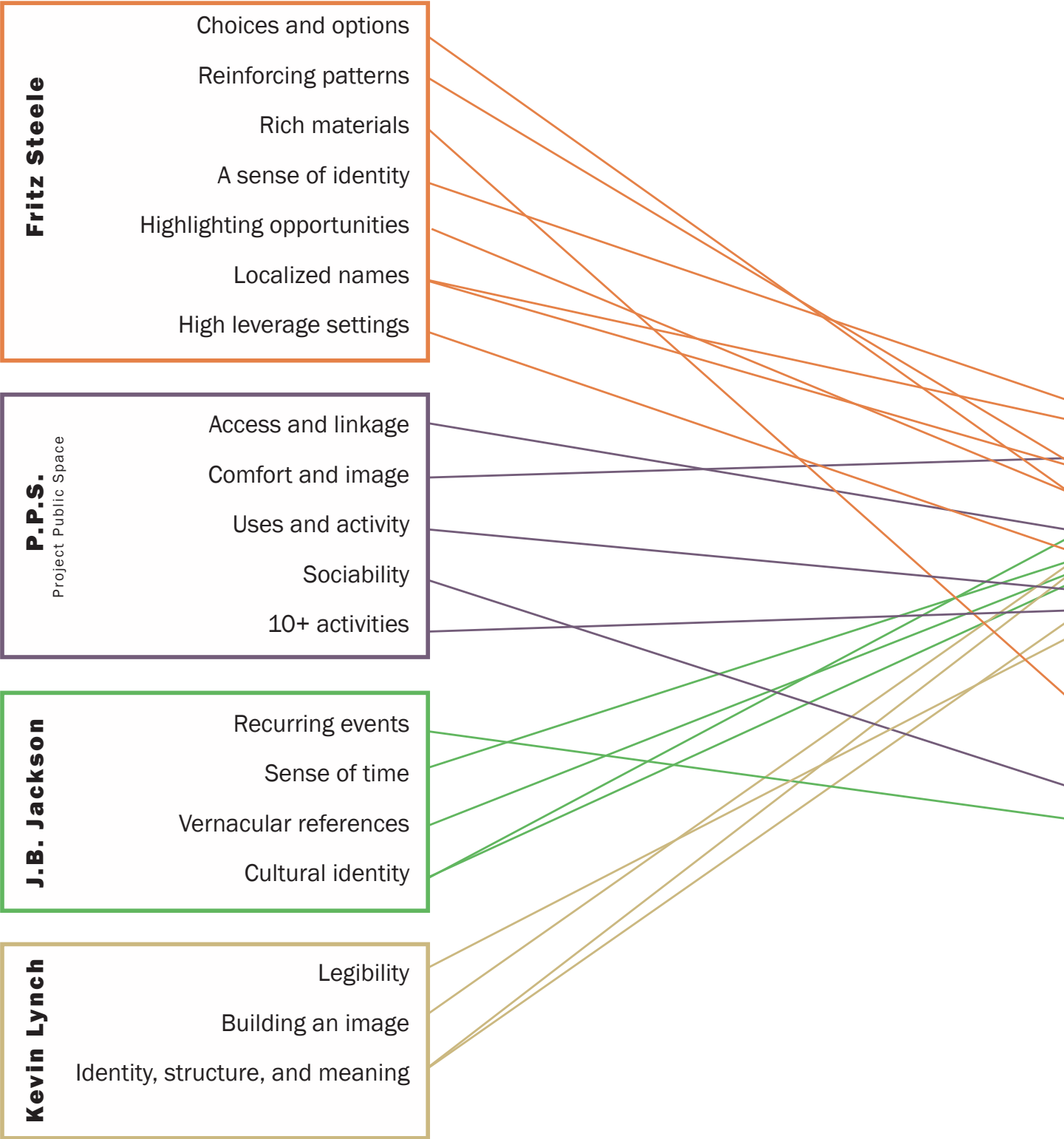


Figure 2.26. Placemaking Design Evaluation (McCoy, 2019).

Placemaking Design Criteria

Visual Distinction

Vernacular References

Development Legibility

Variety of Activity

Experiential Qualities

Can not be evaluated without site visits. However, using the Placemaking Design Criteria will strengthen the experiential qualities of a place.

Placemaking Design Evaluation

A summary of the major themes in placemaking literature has been used to create placemaking design evaluation criteria. The intent of this criteria is to evaluate design strategies used to promote placemaking in the precedent studies, by descriptively explaining how the criteria was addressed for each individual development. The projective design aims to address each of the design criteria, by learning from the precedent studies, and applying the strategies that are most suitable for this project.

2.3 Growing Cities

Sprawl

The nature of sprawl is low density and discontinued development that consumes large amounts of land, typically with suburban housing (Kelly, 1993). There are numerous repercussions of sprawl that influence the environment, economy, character, and aesthetics of a city (Gillham, 2002; Kelly, 1993). Negative effects of sprawl include traffic congestion, removal of open space, increased impermeable surfaces, increased taxation, and even health related issues (Ewing, 1994). People recognized the negative effects of sprawl but there is still a high demand for suburban housing because people enjoy living away from the city on their own piece of land. (Gillham, 2002; Jackson, 1999; Kelly, 1993). In a community survey from the greater Denver area, 60% of respondents listed sprawl as a top concern for the city in the future, the irony of this is that a large majority of Denver residents live in suburban neighborhoods (Shaw and Utt, 2000).

Regardless of the negative impacts, there are still numerous desirable characteristics that attract people to the suburbs, such as outdoor living space, storage, play space for children, vegetable gardens, and a lawn (K. S. Blake & Arreola, 1996; Legge, 2008b). Initiatives must be made to incorporate some of the desirable characteristics

found in suburban neighborhoods into more responsible forms of developments, to make them more appealing for homeowners (Shaw and Utt, 2000). One strategy that aims to reduce sprawl and promote a strong community is new urbanism. New urbanism communities provide many of the same benefits of living in suburbs, but at a higher density (Duany, Speck, & Lydon, 2010). New urbanism can be used to transition suburban dominated zones to urban centers, while maintaining a visual cohesiveness with building scale and architectural styles (figures 2.27 & 2.28) (Duany et al., 2010).

In order for our county to transition away from suburban living there must be a shift in the minds of Americans to become more accepting of non-suburban housing strategies (Duany, 2000; Gillham, 2002; Jackson, 1999). This shift is becoming more apparent in recent years, as the American population is transitioning from a rural setting to the urban environment. America has been experiencing steady urban population growth, and now has over 80% of its population living in urbanized areas of 50,000 people or more (Berg, 2012).

“We have met the enemy and he is us.” (Shaw and Utt, 2000)

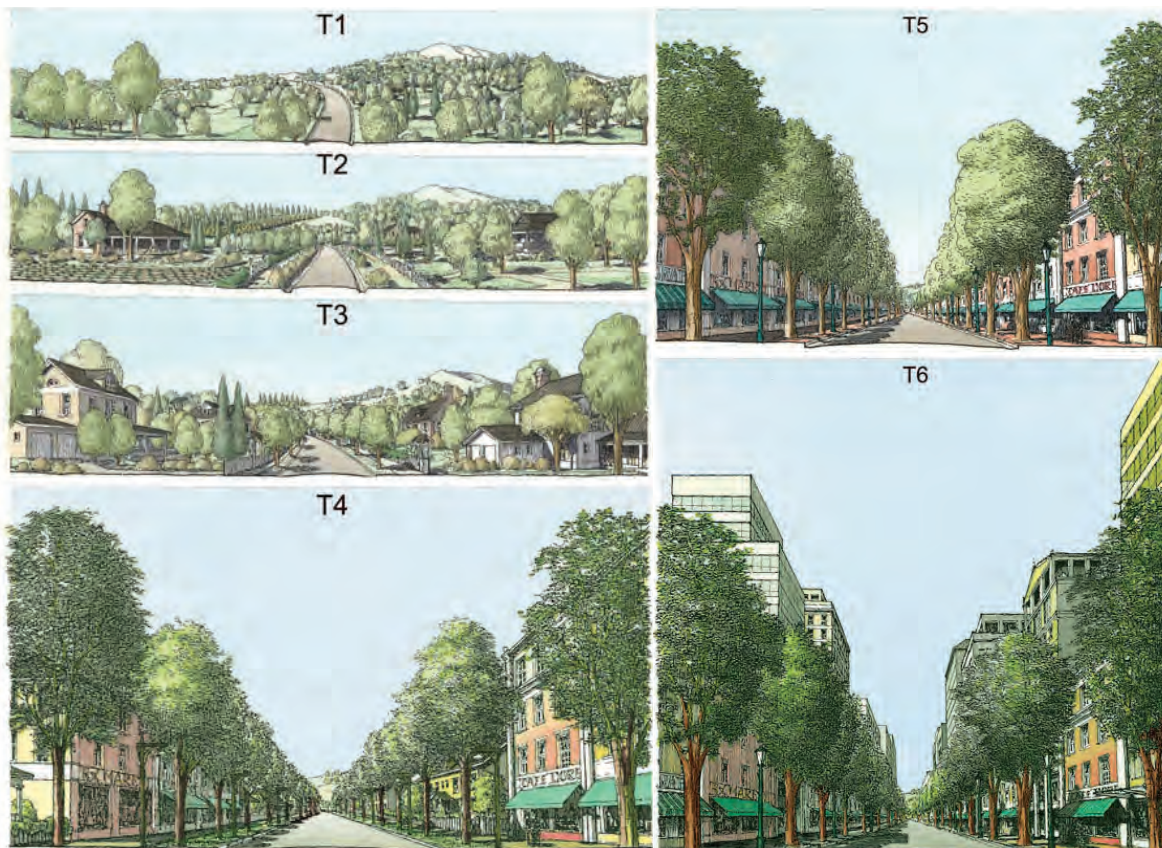


Figure 2.27. Land Transect Guide (Duany & Talen, 2000)

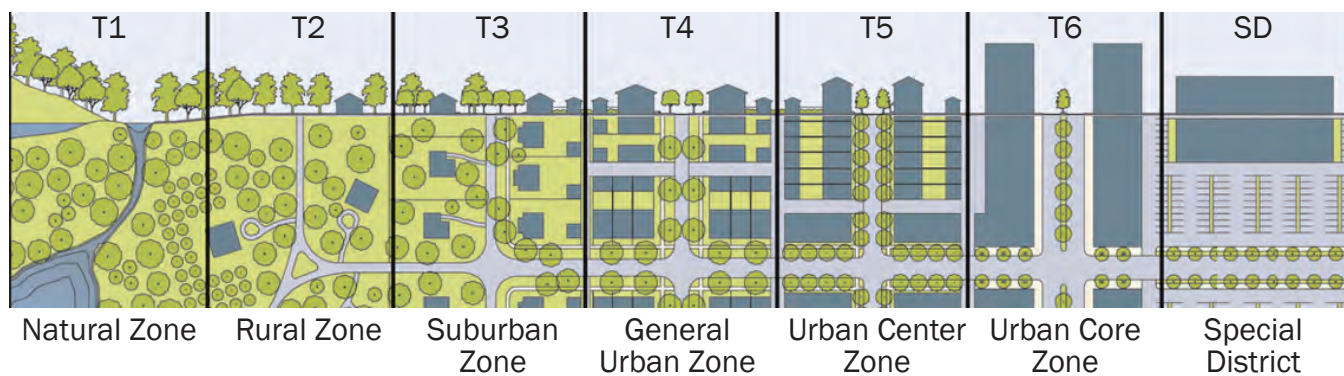


Figure 2.28. Land Transect Diagram (Duany & Talen, 2000)

Responsible Growth

Responsible growth is a term used by many city officials, including those in Castle Rock, to describe growing the city in a controlled and strategic manner. Responsible growth takes into consideration the environment, economy, and society to create a balanced fountain that benefits the current and future city (figure 2.29) (World Bank, 2004). There are many factors that contribute to whether a city is growing in a responsible way or not, and it is largely dependent on people's perspective. For example, building a residential sky scraper would appear to be responsible growth from one perspective because it allows for a higher population without sprawl. Yet, from another perspective it would appear irresponsible because it could obstruct other residents' views, require a large amount of surface parking, and not blend in to the scale of the surrounding community.

Ultimately, growth and development are based on profit, and the most profitable form of development will prevail as the city grows (Steuteville & Langdon, 2009). Many small cities focus attention towards suburban housing because it is an easy form of development that boosts the city's economy, but there comes a point where suburban housing begins to take away from certain aspects of the city's existing economy (Duany, 2000; Gillham,

2002; Steuteville & Langdon, 2009). As development sprawls farther from the city core it brings additional services with it, and reduces the need for inner city services and eventually leads to decentralization (Michael A Burayidi, 2001).

Responsible growth is not a 'one size fits all' strategy and every city will need to adapt a unique approach (Shaw and Utt, 2000). When preparing for responsible growth, or smart growth, the city should adapt a strategy that involves regional, neighborhood, and site specific considerations (Duany et al., 2010). Regional considerations include growth priorities, inevitable growth, mapping areas of preservations, and transportation options (Duany et al., 2010). Neighborhood considerations include housing diversity, workplace distribution, building density, local open space networks, and 24-hour neighborhood activity (Duany, 2000; Duany et al., 2010). Site considerations include the street and building types, such as complete streets, public streetscapes, parking, building scale, building use, and architectural detailing (Duany et al., 2010). All of these factors should be considered when planning for smart growth that benefits the current and future city (Shaw and Utt, 2000).

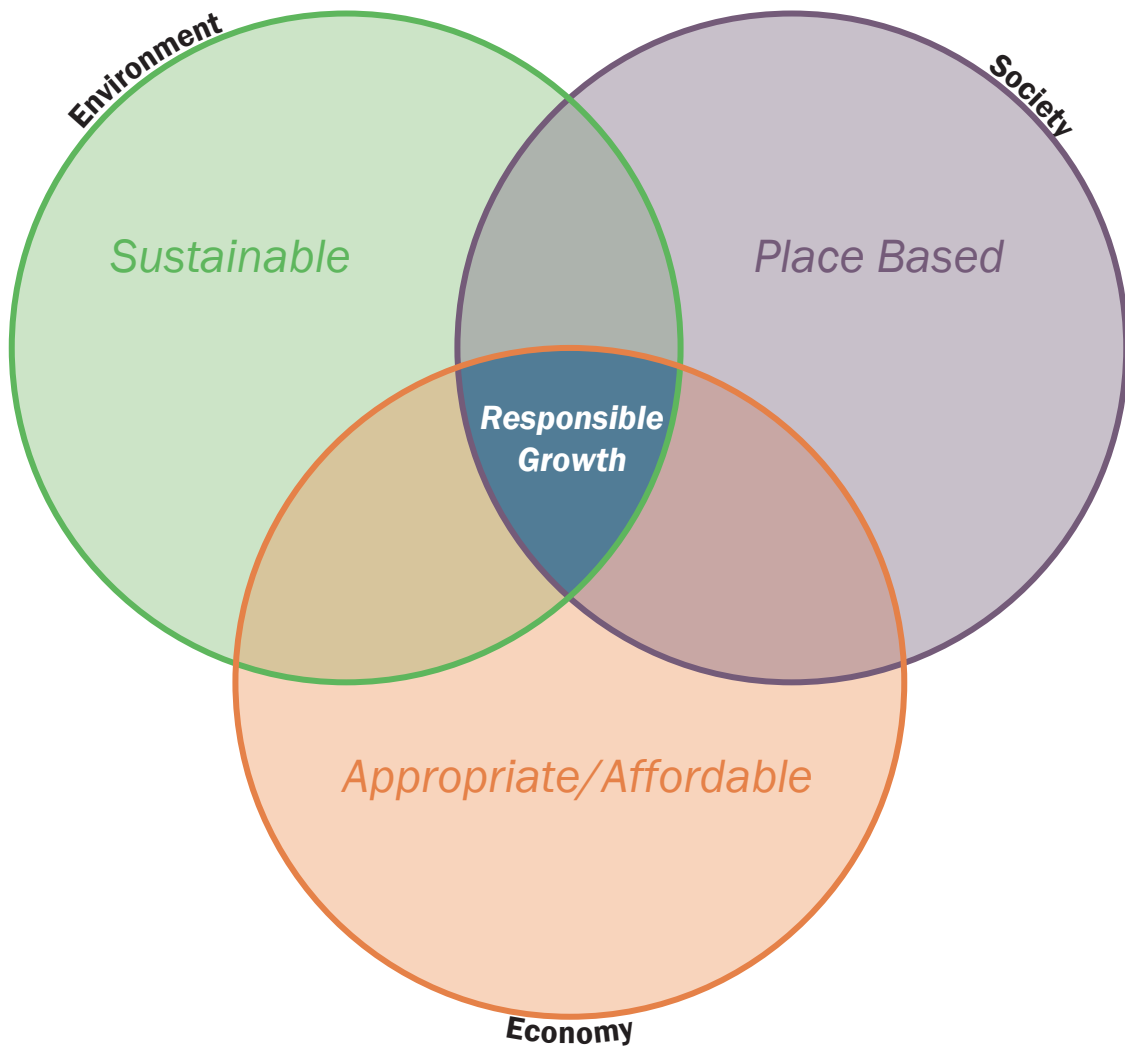


Figure 2.29. Responsible Growth Components (McCoy, 2019)

Mixed Use Development

America has been building single use developments of subdivisions, shopping centers, office parks, civic institutions, and roadways (Duany, 2000). Separating uses creates a monotonous environment that lacks diversity in activities and functions (Duany et al., 2010; Walljasper & PPS, 2007). Having single use developments clustered throughout the city, forces people to rely heavily on automobiles to take them to each location. This results in

overcrowding of businesses and roadways during peak hours and “ghost towns” after business hours (figure 2.30) (Duany et al., 2010).

Introducing multiple building uses into a single development creates a neighborhood of constant activity, where people can live work and play. Mixed use developments build upon the fundamentals of a traditional neighborhood, rather than suburban

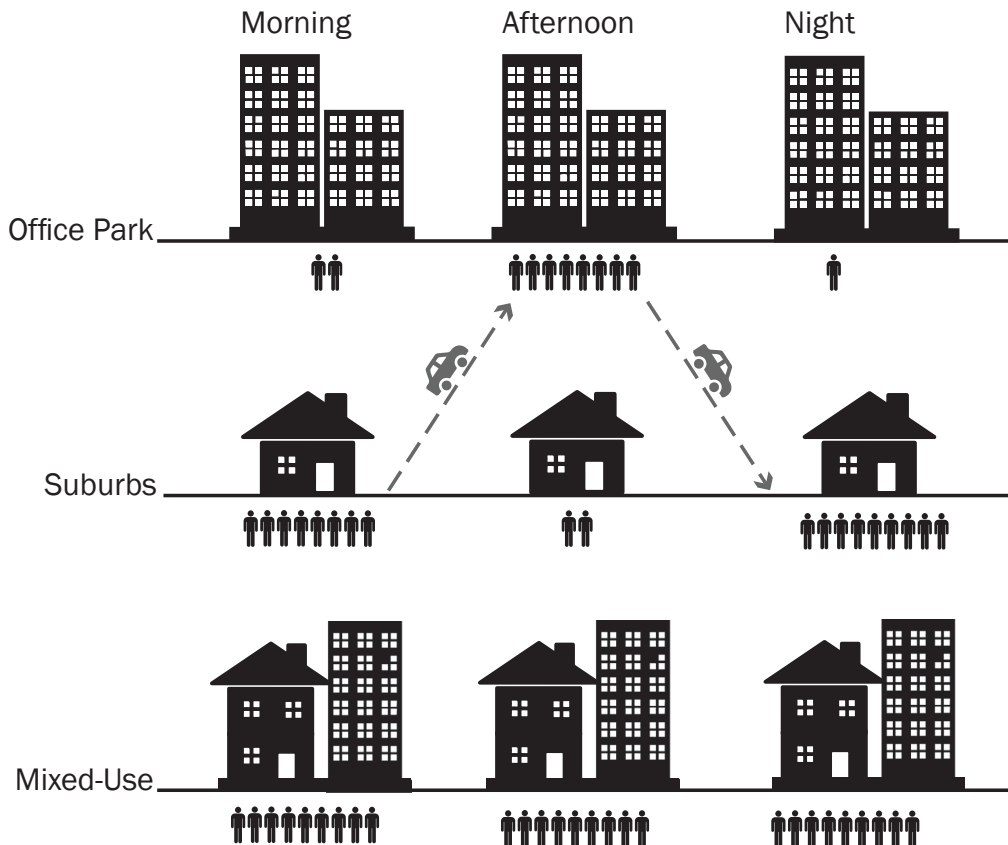


Figure 2.30. Single-Use vs. Mixed-Use Developments (McCoy, 2019)

neighborhoods (Duany et al., 2010). Mixed-use developments and new urbanism share many fundamental rules, including the center, five-minute walk, street network, narrow and versatile streets, mixed uses, and friendly street frontage (Duany, 2000; Steuteville & Langdon, 2009). Using these development fundamentals leads to places that promote walkability, social encounters, diverse activities, and ultimately create desirable places to live (Duany, 2000; Walljasper & PPS, 2007).

New urbanism communities utilize many of the planning principle established by Kevin Lynch and others that help create walkable communities out of automobile dominated

environments (Lane H Kendig, 2011).

One common strategy is to break up the development into smaller mixed-use neighborhoods that encourages more activity in a small area, and promotes live-work-play opportunities (Shaw and Utt, 2000; Steuteville & Langdon, 2009). There are three common strategies that allow pedestrians and vehicles to coexist in the same outdoor environment (Keast, 2011). They are traditional streets, pedestrian spines, and internal pedestrian precincts (figure 2.31). These strategies are commonly found in traditional neighborhoods, downtowns, town centers, and shopping districts.

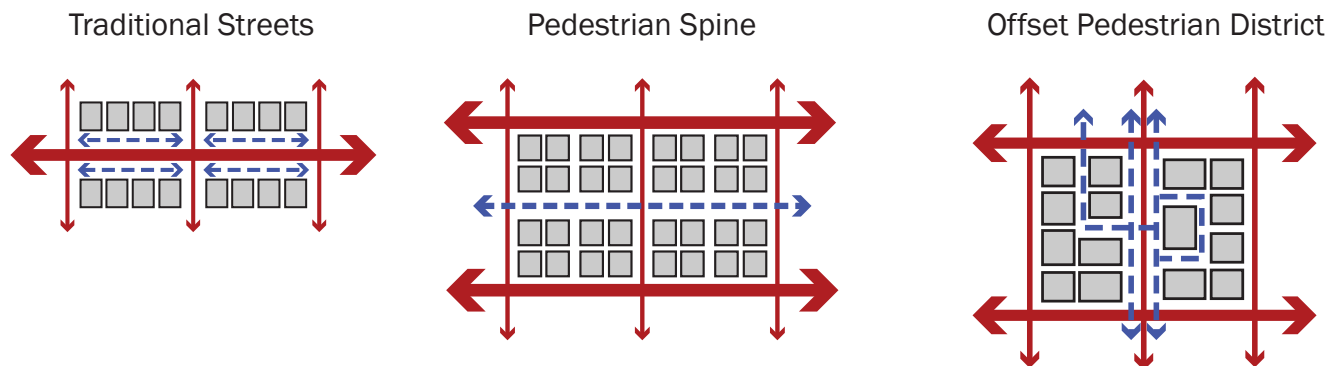


Figure 2.31. Strategies for a walkable development (McCoy, 2019)



3

Methods



Methods Overview

This project’s methodology uses a projective design for Castle Rock, Colorado to demonstrate how a mixed-use town center can increase population density without degrading the city’s sense of place. The specific research methods used in this report include:

- **Precedent Studies**
- **Semi-Structured Interviews**
- **Site Analysis**

Precedent studies were used to identify the physical qualities of town centers and new urbanism communities. The goal of this study was to understand the typical forms and strategies used across the country, in order to guide the physical layout of the projective design.

Interviews were used to understand how the citizens of Castle Rock interpret the sense of place in their city. The goal of conducting semi-structured interviews was to understand how residents perceive and describe their cities environment.

Site analysis was used to understand how the site is impacted by the surrounding city, as well as the site-specific conditions that will influence the projective design. The goal of this study was used to inform the programming and form of the projective design.

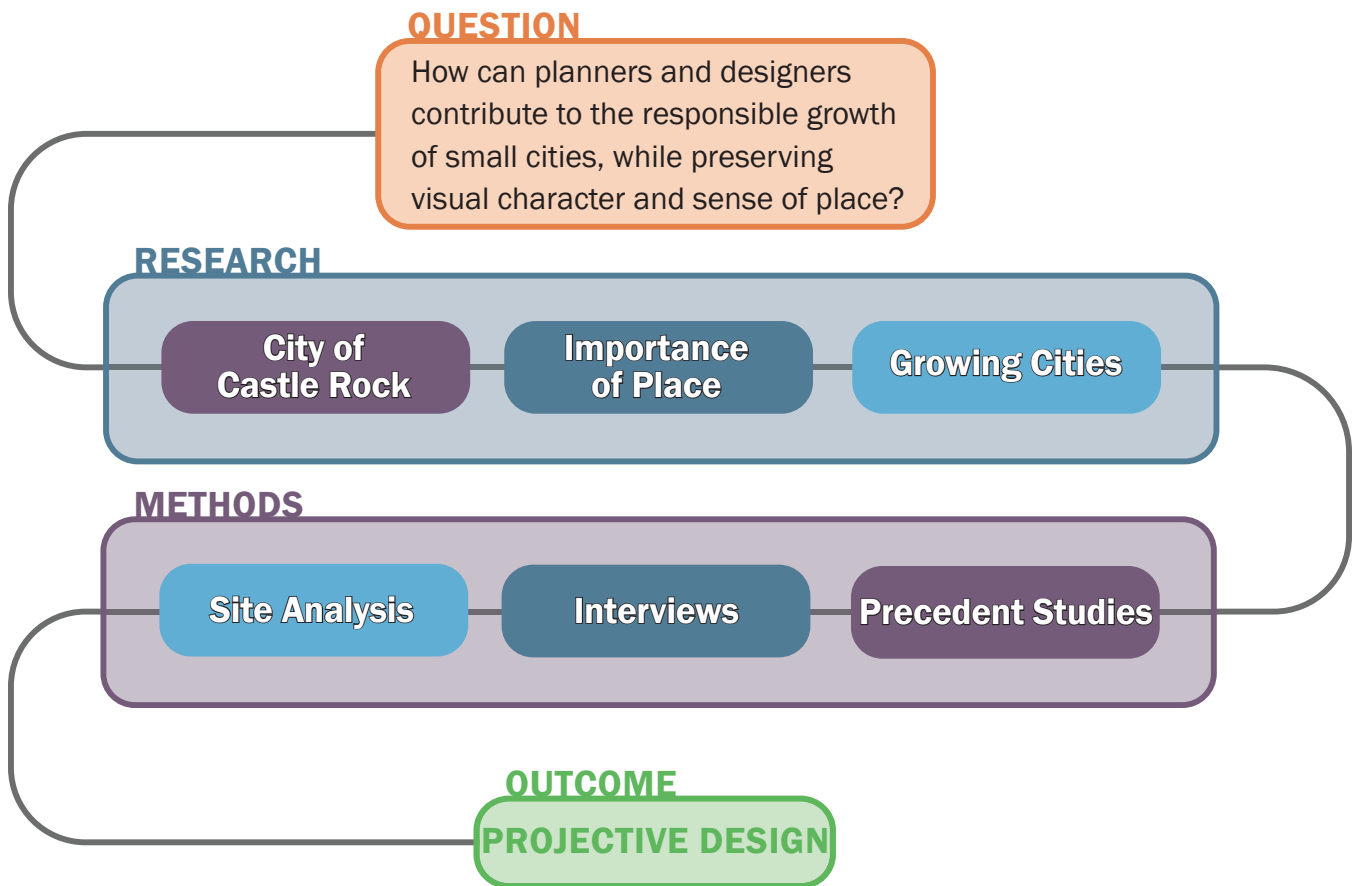
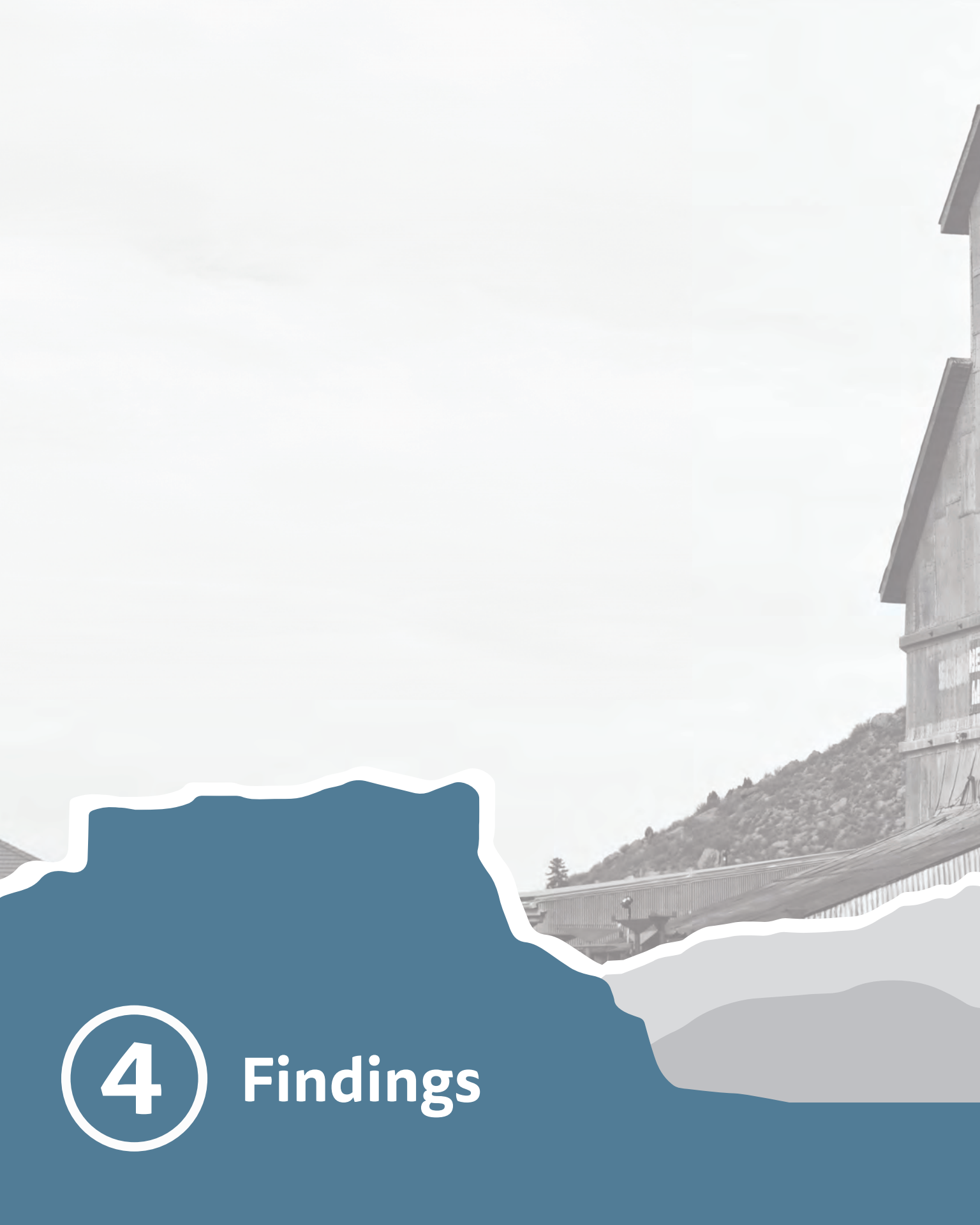


Figure 3.1 Project process diagram (McCoy, 2019).



4

Findings



4.1 Precedent Studies

Overview

Precedent studies were used to identify the physical qualities of town centers and new urbanism communities. The goal of this study was to understand the typical forms and strategies used across the country, in order to guide the physical layout of the projective design. Precedents were also analyzed based on the placemaking design framework, in order to understand how the physical design translates to experiential qualities that impact the users' sense of place.

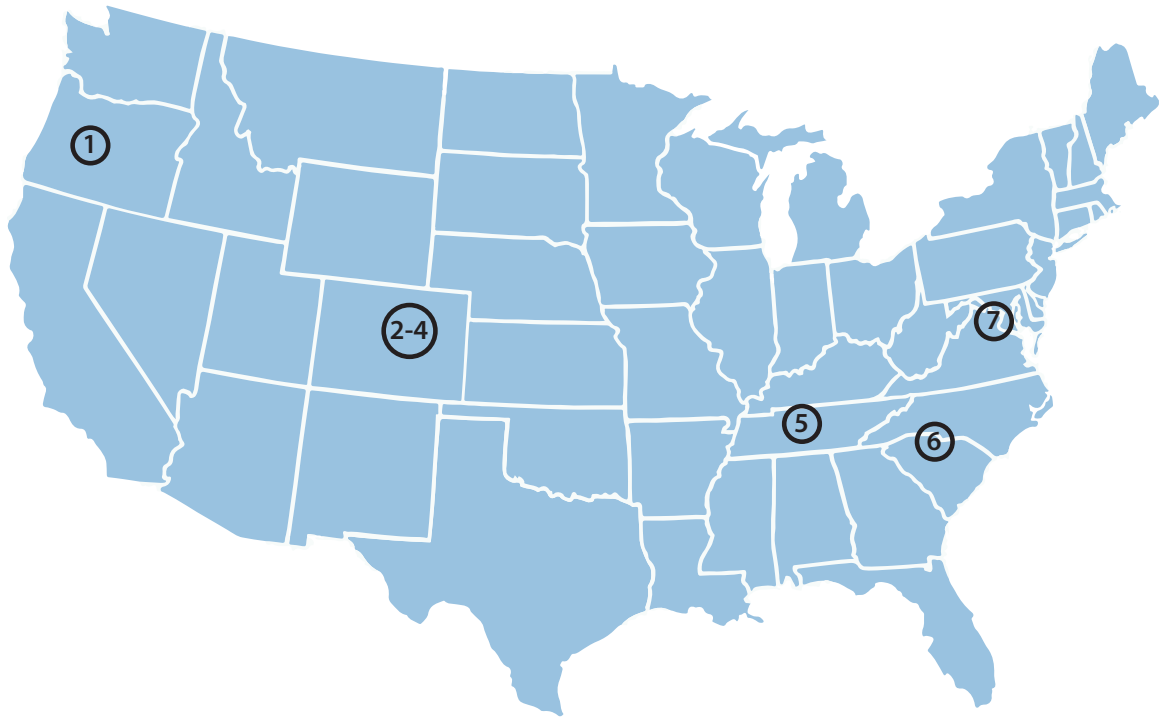
Seven precedents were analyzed, each with a unique approach to development, and unique placemaking attributes. Precedents were selected based on their availability of information, and they are meant to represent a wide spectrum of size, density, and town center strategies. The general location of each precedent is shown in figure 4.1. Precedents represent a broad area of implementation across the country, but with similar conditions and parameters to my projective design.

Process of Analysis

Each precedent was analyzed in plan view by creating a diagrammatic map showing building use, street grid, and greenspace organization. This diagram was used to visually explain the development strategies, and identify common strategies used by more than one precedent.

Each precedent was also analyzed through the placemaking design framework. This framework, informed by placemaking literature, was used as a systematic way of describing how the visual and experiential qualities of the development contribute to the overall sense of place in the community. These descriptions were written based on images, publications, and websites relating to each precedent.

Precedents were collectively analyzed through a table of site metrics, table 4.1. This analysis was used to guide the physical parameters of the projective design, such as typical block sizes, buildings right of ways, and percentages of built area on site.



1. **Northwest Crossing** - Bend, Oregon
2. **Stapleton Town Center** - Denver, Colorado
3. **Prospect New Town** - Longmont, Colorado
4. **Bradburn Village** - Westminster, Colorado
5. **Lenox Village** - Nashville, Tennessee
6. **Baxter Village** - Fort Mills, South Carolina
7. **Brambleton Town Center** - Loudoun County, Virginia

Figure 4.1. Precedent Study Locations. (McCoy, 2019)

1 - NorthWest Crossing

Location: Bend, Oregon

Study Area: 455 acres

Full Size: 486 acres

Designer: Walker Macy
Landscape Architecture



Figure 4.2. NorthWest Crossing housing (Buntin, 2013)

Overview

Northwest Crossing is located in Bend, OR, which is a city of roughly 80,000 that has recently been experiencing a growth boom. Rapid growth caused a tension in the community regarding strategies for growth, and Northwest Crossing was one of the first developments implemented that is meant to be used as a precedent for all future developments in the city. This development builds upon the characteristics found in traditional neighborhoods, including safe and walkable streets, attractive home facades, and tree-lined roads. It also uses a broad range of housing types to appeal to a large spectrum of home buyers that range in age from young to old. The design of Northwest Crossing, completed by Walker Macy Landscape Architects, preserves as many mature Ponderosa Pines as possible, which gives the neighborhood a feeling of establishment even though it is still being built.



Figure 4.3. View to dominant landform (Buntin, 2013)



Figure 4.4. Town center activities (Buntin, 2013)

Placemaking Evaluation

Visual Distinction

The vernacular craftsman homes are unique from many of the surrounding neighborhoods. The more contemporary town center also brings in a unique architectural presence. The site development preserved a large number of ponderosa pines which provided a unique presents of new and mature trees, making the neighborhood feel more established. Site walls are also made of native rock, which resembles rock outcroppings in the surrounding area.

Vernacular References

The neighborhood has vernacular craftsman style homes that reflect the logging industry of Bend, Oregon as well as the sites previous use as a tree farm. There is also a park named Lewis and Clark Park, relating to the history of Oregon in the 1800's when Lewis and Clark explored the Pacific Northwest.

Development Legibility

Centrally located Compass Park gives this development a strong sense of legibility by grounding the neighborhood with a central landmark. Neighborhood blocks extend from Compass Park, allowing for a simple street grid navigation. Also, round-a-bouts signal the entrances into the community, which help distinguish it from surrounding developments.

Variety of Activity

The town center consist of mostly restaurants with some businesses, but currently lacks diversity at this stage of development. The community host numerous family events such as movie showings, week farmers markets, an annual festival, and an annual tree lighting. The community also has large green spaces that are both programmed and naturalized, however it is lacking small intimate spaces. The community uses the town center host many of its events, and it blocks off the street to pedestrian traffic only. Northwest crossing also has an elementary school and high school within the development, and a middle school nearby. The schools act as high leverage settings that bring in people from outside of the development, and increase activity within the community.

Analysis

Street Network & Parking

The circular street grid functions similarly to a traditional neighborhood block. Nearly all homes are rear loading, with a few front loading homes with a setback garage. Commercial parking is typically founding behind the buildings with parallel parking in the streets.

Green Space Organization

There are three large greenspaces within the development, and access to open space around the perimeter of the community. Overall there is a lack of connectivity between greenspaces, with ¼ to ½ mile separating greenspaces. All homes are within a ¼ mile of greenspace.

Building Use

Northwest Crossing is primarily single family detached housing with commercial buildings concentrated around the entrances to the community. Higher density housing is concentrated around greenspaces, community entrances, and the main through-road.

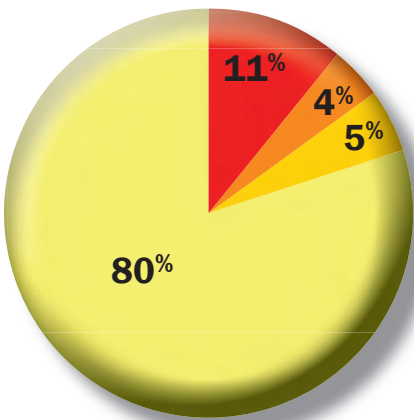


Figure 4.5. Building Use Distribution (McCoy, 2019)

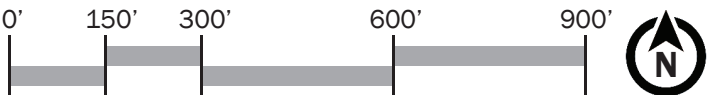
Overall Take Away

Pro’s

- High level of legibility
- Unique vernacular references
- Schools provide a high leverage location
- Large green spaces
- Access to open space

Con’s

- Lack of building variety
- Lack of green space connections
- Limited urban outdoor space



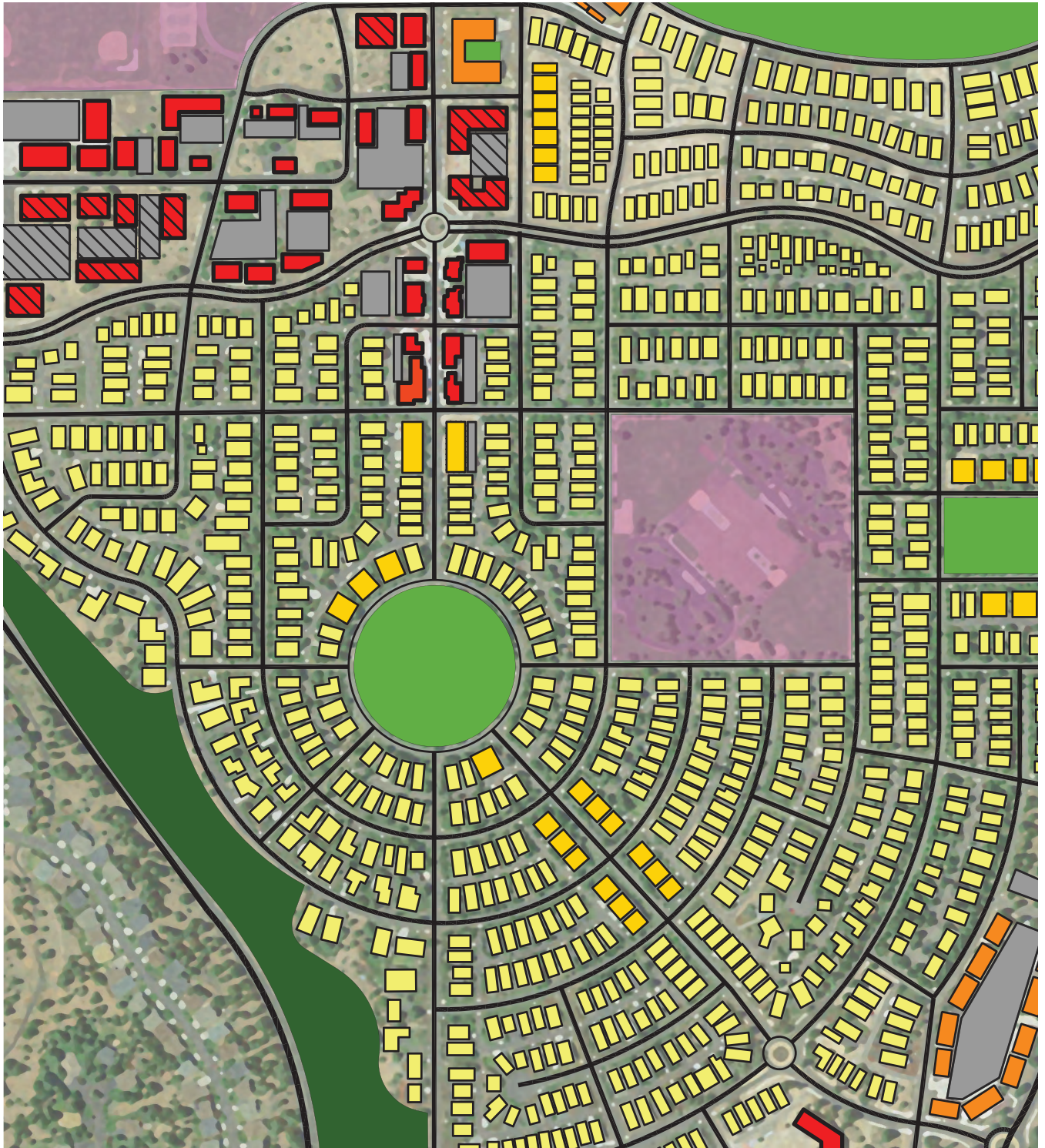
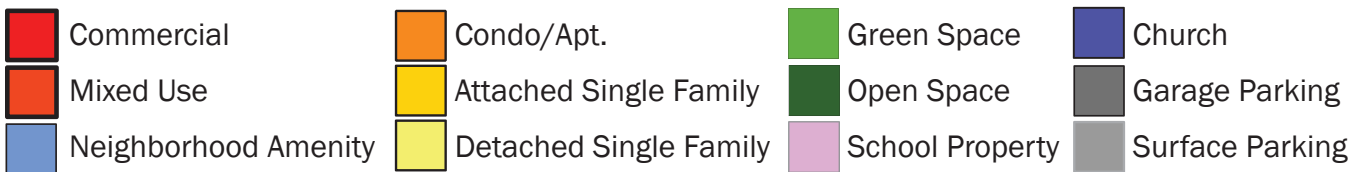


Figure 4.6. Precedent Evaluation Plan (McCoy, 2019)



2 - Stapleton Town Center

Location: Devner,
Colorado

Study Area: 158 acres
Full Size: 11,200 acres

Designer: Forest City
Stapleton



Figure 4.7. Stapleton housing (Forest City Stapleton)

Overview

The Stapleton community is located on a former airport site, roughly 5 miles East of Downtown Denver. The Stapleton International Airport closed in 1995, and was followed by the development of a 7.5 square-mile new urban neighborhood (Leccese, 2005). The neighborhood will eventually have 12,000 homes, 6 schools, and over 1,000 acres of parks and open space (Leccese, 2005). Stapleton is known as the nation's largest urban infill developments (Leccese, 2005). Residential districts have an even distribution of green spaces that make for a highly walkable community. Commercial development surrounds the perimeter of Stapleton, and provides residents with a large variety of daily uses. There are also numerous businesses in the area, which promotes a high possibility for live-work-play.



Figure 4.8. Town center (Forest City Stapleton)



Figure 4.9. Control tower landmark (Flickr user, Bradley Gordon)

Placemaking Evaluation

Visual Distinction

There is a noticeable mixer of contemporary architecture and traditional homes, which are meant to pay tribute to the historic Denver neighborhoods. I think the most unique quality of Stapleton is the vastness of designed green space with a sinuous nature that is very distinct. The name “Stapleton” came from William Stapleton, a prominent mayor of Denver in the mid 1900’s (Leccese, 2005). Another distinguishing characteristic is that every public space has a unique name such as Founders Green, Aviator Park, and Central Park.

Vernacular References

The overall master plan embraces the sites previous use as an airport, and uses similar forms for the open space organization. Commercial architecture has subtle ties to aviation, but it is not highly noticeable. Public spaces are named with aviation in mind, and the Stapleton Airport control town still remains in place, amongst the new community. Homes are meant to reflect the traditional historic neighborhoods found in Denver.

Development Legibility

Stapleton uses a very legible urban street grid that promote pedestrian and vehicular legibility. Entrances into the development are typically marked with parkway roads adjacent to commercial areas or greenspaces. Founders Green and a large central green spine are prominent landmarks, and the Stapleton Airport control town is a good wayfinding feature.

Variety of Activities

Stapleton town center houses a weekly farmers market at founders green, as well as other social events that take part in mixed use district. There is a great variety of public space types ranging from exposed plaza spaces, to intimate small green spaces shared by a few homes. There is also a number of large naturalized parks with trail networks and recreational spaces surrounding the study area.

Analysis

Street Network & Parking

The Stapleton street grid has a clear hierarchy of roads, and blends seamlessly into the surround area. Homes are all rear loading with walkable front streets. Commercial buildings and apartment/condo buildings use a mixture of parking garages and surface parking behind the building.

Green Space Organization

Stapleton is composed of numerous shared greenspaces within clusters of homes, as well as an expansive greenspace system that connects the larger Stapleton community. All homes are within 1/10th mile of a green space. Founders green is a powerful public space that sits at the end of a green spine that spans across a large portion of Stapleton. This feature emphasizes 29th street as the main east-west connector in the neighborhood.

Building Use

The study area provides a good mixture of building uses. Commercial buildings are concentrated around the outer edge of the development. 29th street is lined with attached housing, which are taller than the detached homes, but the wider street section on 29th street allows for taller buildings without altering the building height ratio.

Overall Take Away

Pro's

- High level of legibility
- Distinguished town center
- Good green space connectivity
- Good public space variety
- Good division of a large neighborhood into smaller communities

Con's

- Vernacular references could be improved

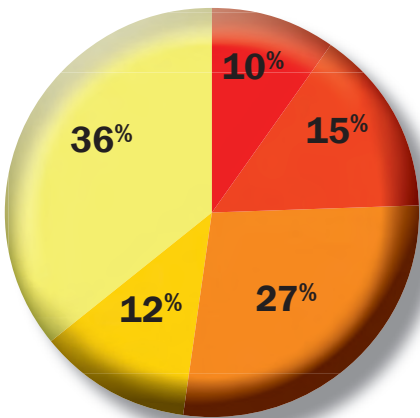
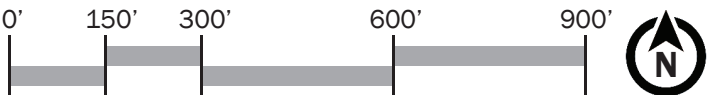


Figure 4.10. Building Use Distribution (McCoy, 2019)



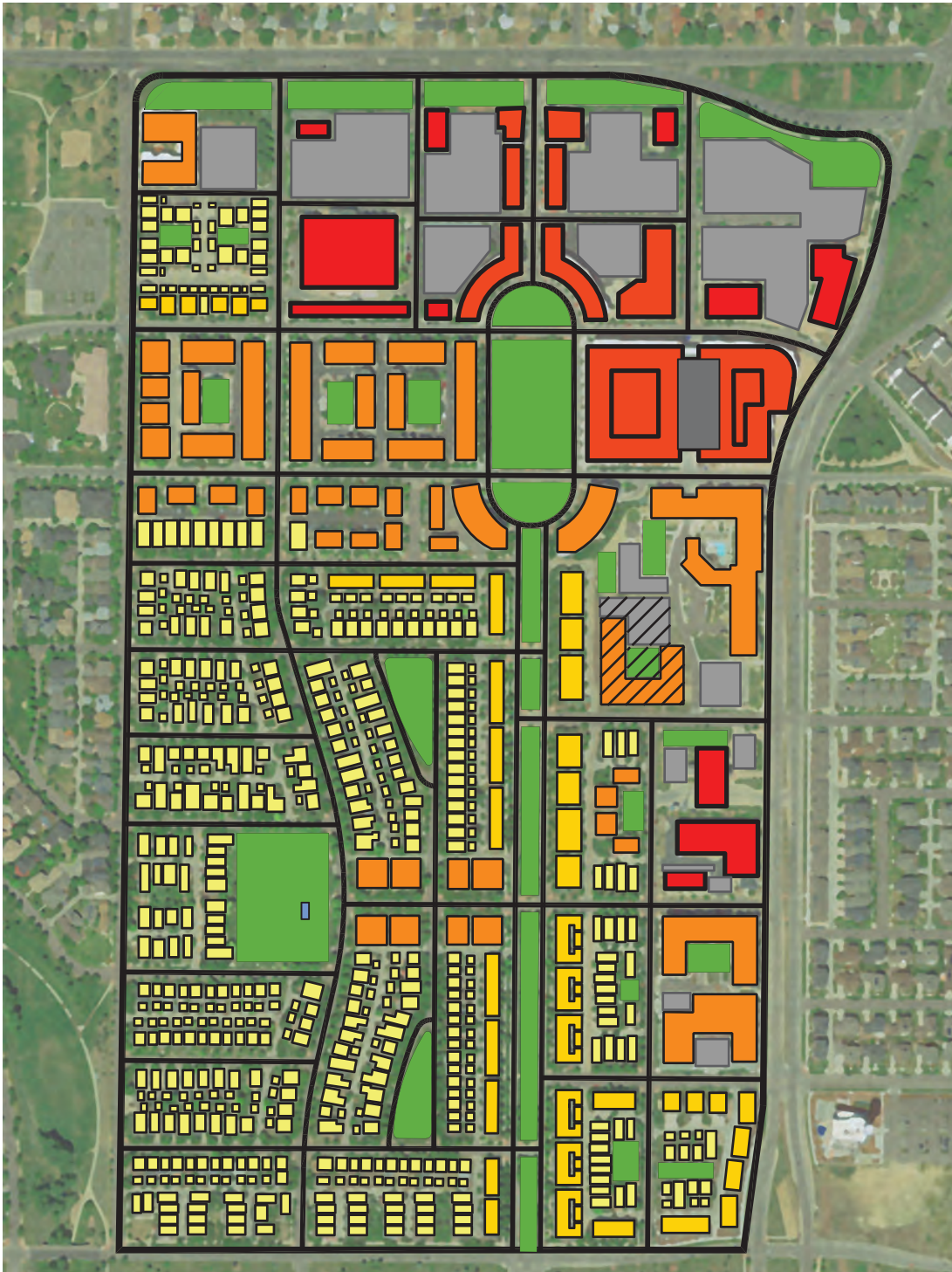
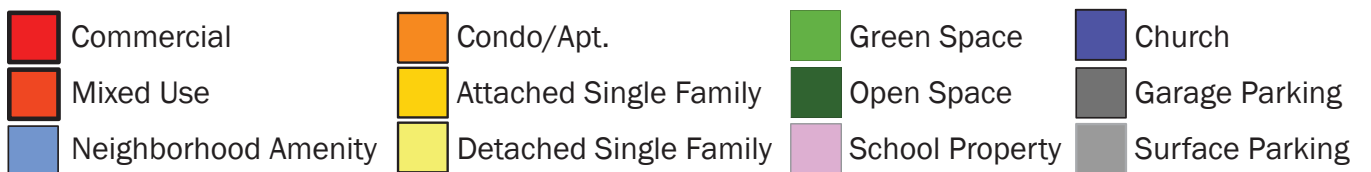


Figure 4.11. Precedent Evaluation Plan (McCoy, 2019)



3 - Prospect New Town

Location: Longmont, Colorado

Size: 78 acres

Designer: Duany Plater-Zyberk & Company



Figure 4.12. Front door greenspace access (Flickr user, Joe Wolf)

Overview

Prospect New Town is located outside of Longmont, Colorado on a former tree farm site. The planning of Prospect began in 1993 with a vision to create a community designer for people instead of vehicles (Buntin, 2013). Prospect New Town provides a diverse range of residential architecture, with a much more vibrant appearance than most neighborhoods. Road alignments are meant to maximize mountain views and preserve trees on site, rather than following a typical street grid (Buntin, 2013).



Figure 4.13. Housing variety (Buntin, 2013)



Figure 4.14. Vernacular home (Buntin, 2013)

Placemaking Evaluation

Visual Distinction

Prospect New Town is recognized most for its contemporary custom homes that set it apart from surrounding communities. Architecture styles are loosely tied to the site vernacular in a variety of ways, relating to the Colorado mining structures, railroad buildings, Great Plains silos, and the preexisting tree farm homes on the site. The overall variety of vibrant architecture is the most distinct feature of Prospect New Town.

Vernacular References

Longmont, Colorado shares an interesting mix of mining, railroad, and Great Plains prairie vernaculars (Buntin, 2013). This development allowed home builders the freedom to choose which vernacular qualities they would like to interrupt. The community's architecture harnesses a large variety of contemporary and traditional vernaculars, but the large variety of interpretations makes the history and vernacular references subtle and difficult to notice.

Development Legibility

This development does not have a clear sense of legibility. There is limited use of landmarks, formal entrances, or distinct district separations. The street placement was meant to maximize mountain views, and preserve trees on site (Buntin, 2013). The development is however tied together through the use of a central green space spine that builds momentum from the town center core, leading user's eyes to the distant mountain range.

Variety of Activities

The downtown district consists of mostly mixed use buildings with 7 different restaurants, 6 retail stores, and dozens of small businesses. The community also hosts numerous events including art shows, concerts in the park, fundraisers, and more. Most public spaces are exposed and have limited programming. This development also has limited intimate public spaces and no connection to naturalized areas.

Analysis

Street Network & Parking

Prospect New Town uses an unconventional street network, described by the designer as “clanky” (Buntin, 2013). The street networks primary focus was to direct views to the mountains. All homes are rear loading with back alleys and walkable front streets. The town center has a single row of street side parking, and an addition parking lot northeast of the town center stretch.

Green Space Organization

There is a central green space that connects to the back of the town center district, with a large open lawn space. There is also a linear span of public space along the north perimeter of the community. Residents are within 1/10th of a mile from green space.

Building Use

Prospect New Town has a good mingling of building types. There was a noticeable effort to incorporate lofted housing into the mixed use town center developments. Higher density residential areas are typically cluster around green spaces.

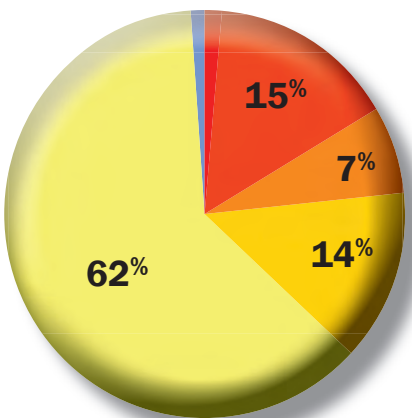


Figure 4.15. Building Use Distribution (McCoy, 2019)

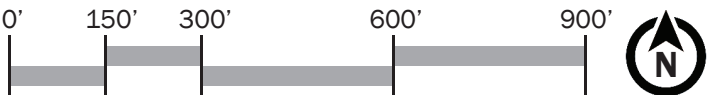
Overall Take Away

Pro’s

- Unique and vibrant aesthetics
- Good mixture of building uses
- Good greenspace distribution
- The size allows it to function as one community without being subdivided

Con’s

- Street network is not very legible
- Limited programing in green spaces
- No naturalized green space



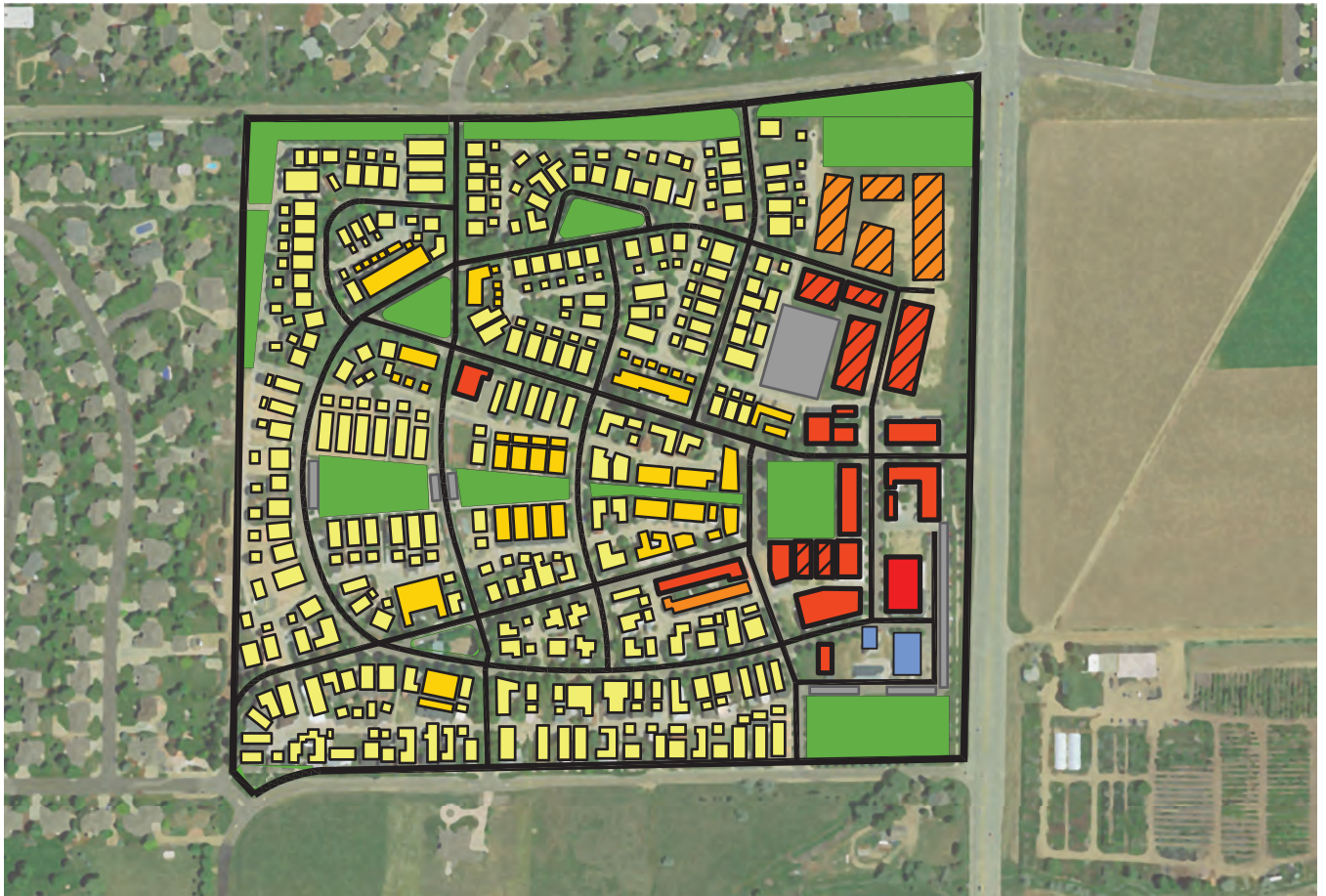
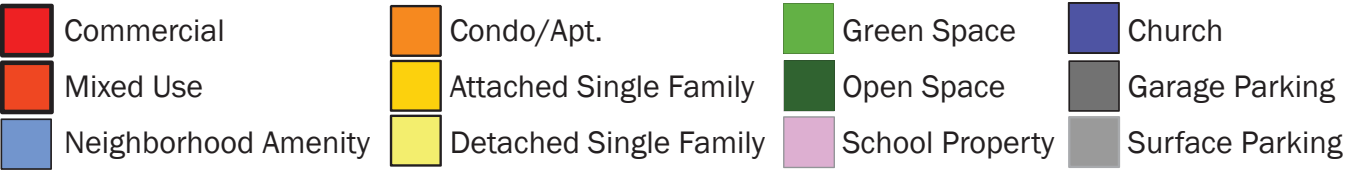


Figure 4.16. Precedent Evaluation Plan (McCoy, 2019)



4 - Bradburn Village

Location: Westminster,
Colorado

Size: 130 acres

Designer:
Duany Plater-Zyberk &
Civitas



Figure 4.17. Bradburn Green (McCoy, 2019)

Overview

Bradburn Village is in the suburban city of Westminster, located between Denver and Boulder. The site previously consisted of farm land, but now has more than 300 single family homes, and 865 total residential units (Buntin, 2013). The village core, located at the Northwest entrance of Bradubrn, offers a vibrant selection of nearly 200,000 sq. ft. of business, retail, and restaurants (Buntin, 2013). Many homes are solar powered and, and many residents work from home, or in the nearby business center.



Figure 4.18. Residential streets (McCoy, 2019)



Figure 4.19. Landmark building (McCoy, 2019)

Placemaking Evaluation

Visual Distinction

Architectural styles found in Bradburn homes are craftsman, Denver prairie, and farmhouse. This mixture of home styles prevents the community from being labeled a “cookie cutter” neighborhood. Farmhouse vernaculars are particularly powerful in visually distinguishing the community from its surroundings.

Vernacular References

Vernacular references are limited to the homes architectural styles, and there is no apparent ties to the history and landscape of the surrounding area.

Development Legibility

This development has clearly defined neighborhoods and landmarks that help guide people through the community (Buntin, 2013). A traditional street grid is used in the village core, and high density neighborhood. This street grid is loosely transitioned into the single family neighborhoods.

Variety of Activities

The village core is a 5-10 minute walk for all community members, and provides an active streetscape with outdoor dining and other activities. Bradburn offers a good variety of outdoor space ranging from streetscapes, to neighborhood parks, to open space trail access.



Figure 4.20. Views to the Rockies (McCoy, 2019)



Figure 4.21. Condominium neighborhood streets (McCoy, 2019)

Analysis

Street Network & Parking

Bradburn Village mostly follows a traditional street grid. The street network directs driver’s views to landmarks within the development, as well as distant mountain views. All homes are rear loading with back alleys and walkable front streets. Town center has angled parking on both sides.

Green Space Organization

Bradburn Village has well connected greenspaces distributed across the community. All residents are within a 1/10th of a mile from greenspace. Park spaces often “cap” the ends of streets, acting as a focal point.

Building Use

This development organizes building uses into clearly defined districts. There is a variety of building types, but a limited mixture of uses in each district.

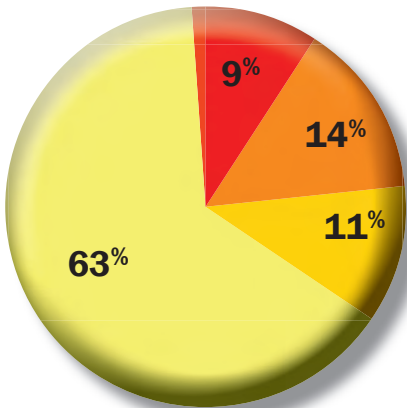


Figure 4.22. Building Use Distribution (McCoy, 2019)

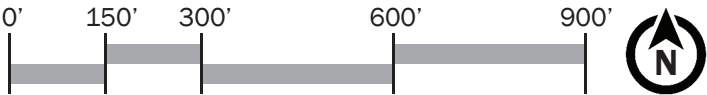
Overall Take Away

Pro’s

- Clear legibility
- Good use of landmarks
- Good greenspace distribution

Con’s

- Limited vernacular references



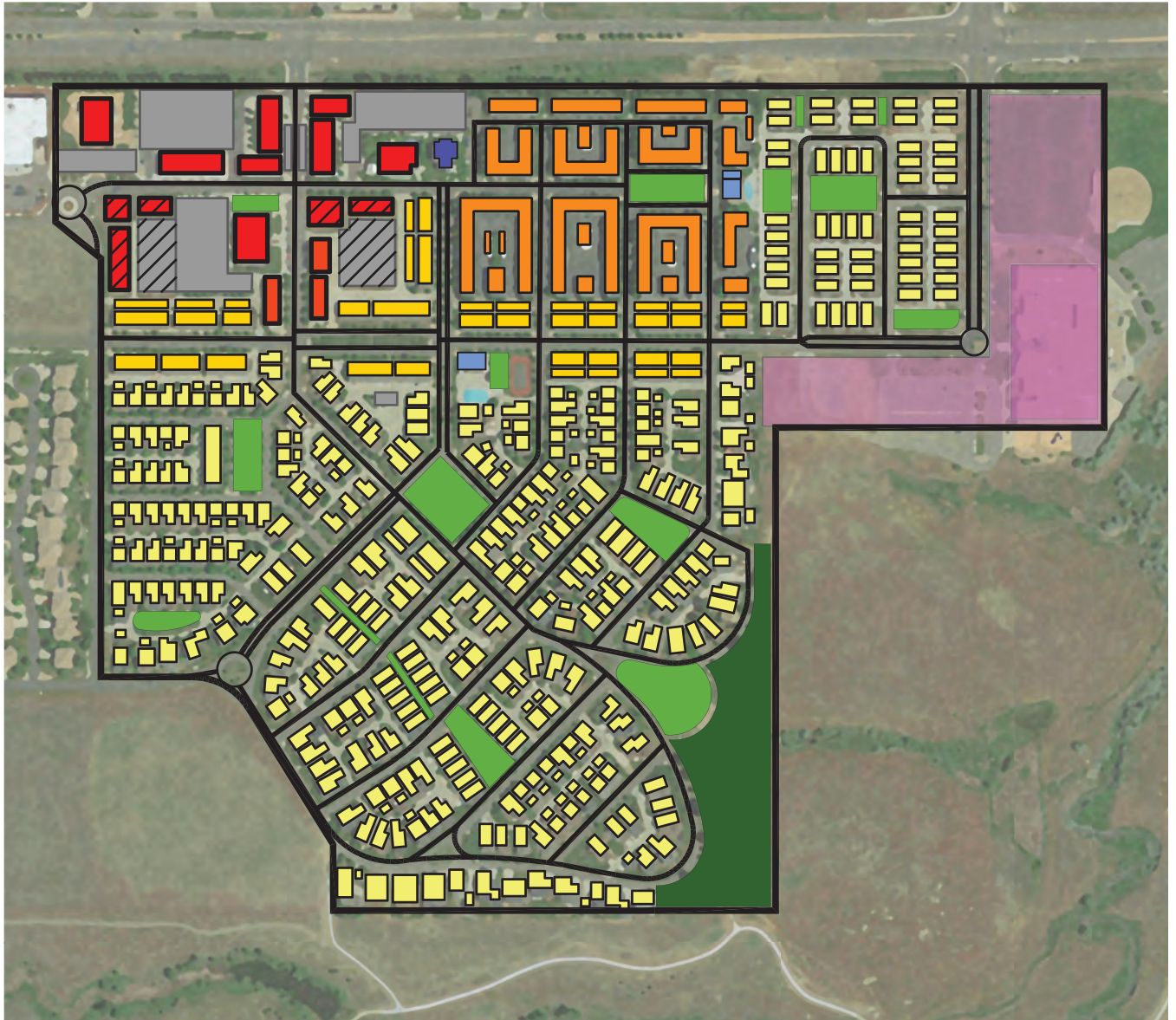
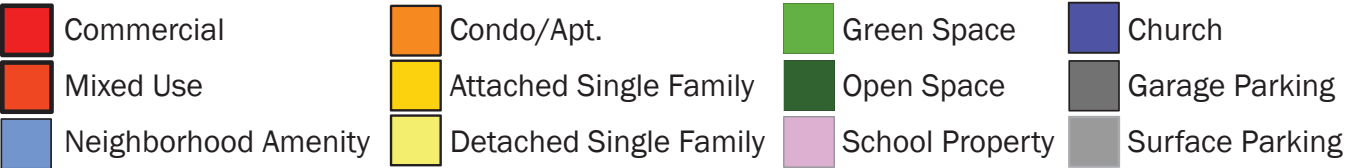


Figure 4.23. Precedent Evaluation Plan (McCoy, 2019)



5 - Lenox Village

Location: Nashville,
Tennessee

Study Area: 102 acres
Full Size: 208 acres

Designer:
Looney Ricks Kiss



Figure 4.24. Aerial view (Buntin, 2013)

Overview

Lenox Village was the first full scale traditional neighborhood development in Nashville (Buntin, 2013). The community coexists with a natural stream flowing through the site which is home to Nashville’s endangered crayfish species (Buntin, 2013). The development is anticipated to have 1,200 residential units, and 150,000 sq. ft. of commercial and retail space (Buntin, 2013). Lenox Village provides homes for all types of people with affordable housing and a variety of home types, all within walking distance to an important village retail center (Buntin, 2013).



Figure 4.25. Restoration area (Buntin, 2013)



Figure 4.26. Housing integrated into hillside (Buntin, 2013)

Placemaking Evaluation

Visual Distinction

Architecture is based on traditional Tennessee small town homes that are largely nontraditional (Buntin, 2013). This housing style separates Lenox Village from the surrounding area and creates a cohesive aesthetic for the entire community.

Vernacular References

Vernacular references are limited to the architectural style of commercial buildings and homes. There is no noticeable connection to the sites history. The development does preserve some natural hillsides and the native riparian stream banks, which helps relate the community to the sites natural state.

Development Legibility

The development's street organization does not follow a standard grid because of the stream preservation on site. Major roads in the development run alongside or point towards shared greenspaces and prominent buildings.

Variety of Activities

The retail district provides lofted units above storefronts for business owners to live and work. There is a good selection of naturalized trails, sidewalks, streetscapes, and parks for residents to enjoy. However, greenspace is predominantly naturalized areas, and there is a lack of programmed park space.



Figure 4.27. Lofts above small businesses (Buntin, 2013)



Figure 4.28. Front door greenspace access (Buntin, 2013)

Analysis

Street Network & Parking

The street network is organized based on the site landforms. Most homes are rear loading with back alleys and walkable front streets. The few homes that are not rear loading are located in areas furthest from the village core, and it areas that are not as frequently visited.

Green Space Organization

Greenspace is organized based on the preservation of drainage and hillsides. Programmed parks are located near the village core, overall there is a lack of greenspace connectivity outside of the preserved naturalized areas.

Building Use

Lenox Villages has a large number of attached residential homes. This allows neighborhood to have higher density, while also providing homes that are both low income and high income. Most commercial spaces are beneath residential units to promote residents to live and work in the same neighborhood.

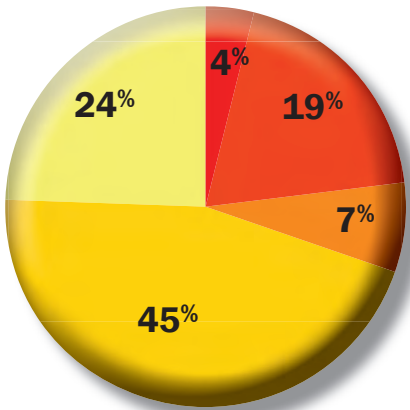


Figure 4.29. Building Use Distribution (McCoy, 2019)

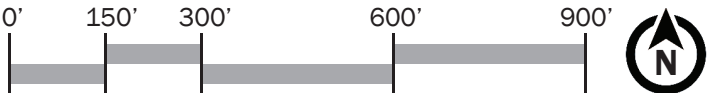
Overall Take Away

Pro's

- Preserved drainage
- Large percentage of attached homes
- Homes with front door green space access

Con's

- No strong town center
- No strong vernacular ties



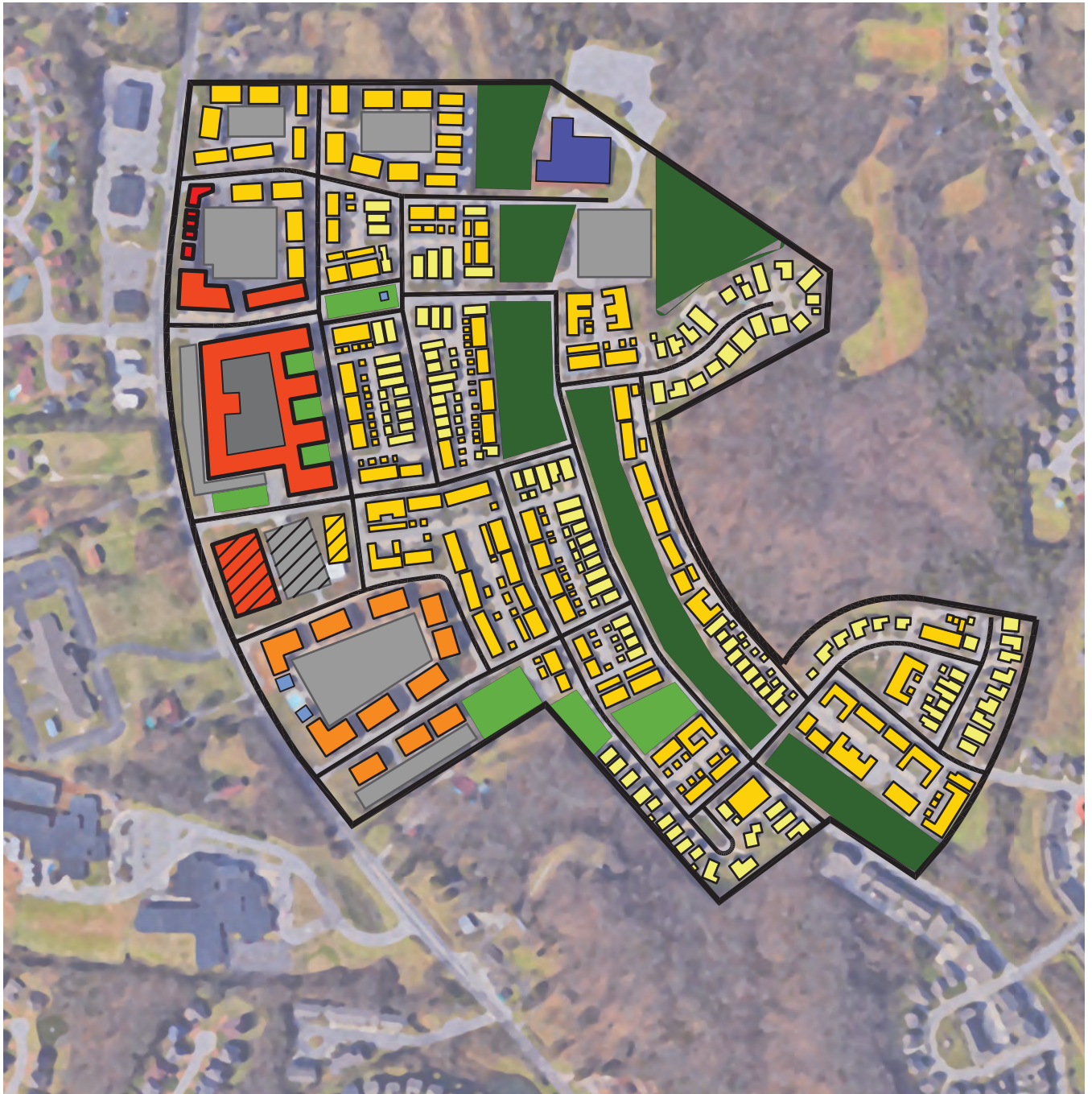














Figure 4.30. Precedent Evaluation Plan (McCoy, 2019)

 Commercial	 Condo/Apt.	 Green Space	 Church
 Mixed Use	 Attached Single Family	 Open Space	 Garage Parking
 Neighborhood Amenity	 Detached Single Family	 School Property	 Surface Parking

6 - Baxter Village

Location: Fort Mill, South Carolina

Study Area: 158 acres
Full Size: 1,000 acres

Designer: LandDesign



Figure 4.31. Town center night life (LandDesign)

Overview

Baxter Village is located 20 minutes outside of Charlotte. The town center provides a large variety of shops and restaurants within walking distance from most homes. The community has a variety of other amenities including a YMCA and elementary school. There are wooded trails that run through the site, connecting Baxter Village to the surrounding area through a trail system. The community also has a large variety of home prices ranging from 120k to over 500k.



Figure 4.32. Neighborhood walkability (LandDesign)



Figure 4.33. Town center activity (LandDesign)

Placemaking Evaluation

Visual Distinction

A wine vineyard marks the entrance to Baxter Village, creating a unique entrance not found in the surrounding area. Baxter village is also one of the only traditional neighborhoods in the area, which distinguishes it from surrounding communities.

Vernacular References

Residential architecture reflects the aesthetics of traditional neighborhood in the region. Outside of building aesthetics there is no other visually strong vernacular references.

Development Legibility

Commercial buildings act as the most prominent landmarks, signaling the main entrances to the development. There is a clear distinction between commercial and residential districts, but the overall layout does not promote easy wayfinding.

Variety of Activities

Most all activities take part in the town center, which provides a diverse range of activities. The town center has many small businesses, retail stores, and restaurants which allow the town center to active through most times of the day. Baxter Village has a good distribution of greenspace, however it lacks programed outdoor space, such as parks.



Figure 4.34. Tree lined streets (LandDesign)

Analysis

Street Network & Parking

Baxter Village does not follow a traditional street grid, however it does use the same principles as traditional neighborhoods, with rear loading houses and parallel parking in the streets. Homes further from the town center are front/side loading, but they still maintain the same street frontage as rear loading homes.

Green Space Organization

Naturalized greenspace surrounds the community providing a buffer from major roads. Within the community there are preserved wooded hillsides, and some programed greenspaces. Overall there is a lack of programmed park spaces.

Building Use

Baxter Village is mostly single family detached residential buildings. Commercial buildings are found along the main road into the development, with attached housing also along the main town center road.

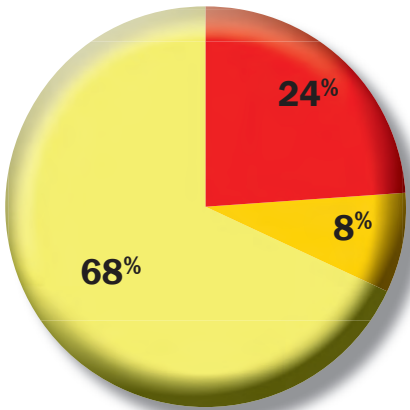


Figure 4.35. Building Use Distribution (McCoy, 2019)

Overall Take Away

Pro’s

- Large variety of uses in the town center
- Diverse housing price
- Preserved wooded areas

Con’s

- No strong vernacular ties
- Lack of programmed park space

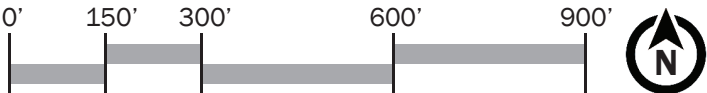
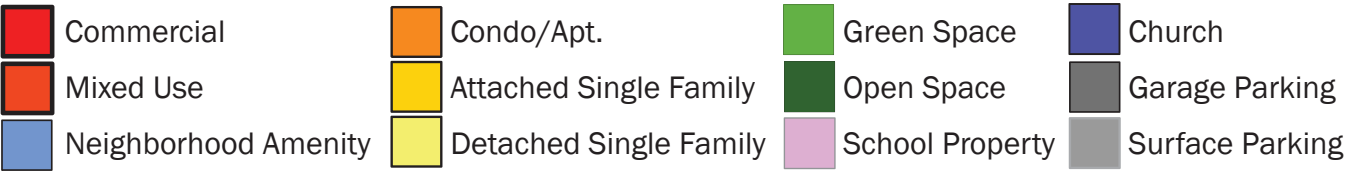




Figure 4.36. Precedent Evaluation Plan (McCoy, 2019)



7 - Brambleton Town Center

Location: Loudoun County, Virginia

Study Area: 280 acres
Full Size: 2,500 acres

Designer: LandDesign



Figure 4.37. Brambleton trails (LandDesign)

Overview

Brambleton is a master planned community located in rural Loudoun County, Virginia. The master plan builds upon traditional neighborhood design principles, and resort style amenities that make Brambleton a complete and active community (LandDesign).



Figure 4.38. Preserved dairy barn (Sarah Taylor, 2015).

Placemaking Evaluation

Visual Distinction

Architectural styles in Brambleton's town center reflect traditional Virginia colonial buildings. This visual presence is most noticeable in the town center district, but the residential areas are visually similar to the surrounding communities. Overall there is not a strong visual distinction that makes Brambleton unique.

Vernacular References

The community master plan preserved an abandon dairy barn that is being renovated to become a public event center. This building helps tie the community back to the site vernacular, and provide a valuable public amenity.

Development Legibility

Brambleton is surrounded by major roads, and has numerous entrances into the community. The development has distinct neighborhoods within the community that help subdivide the large development and increase its legibility. There is also a large park space that aligns with the main road, leading residents into the town center.

Variety of Activities

The town center is an amenity for Brambleton residents and other surrounding communities. There is a variety of retail stores and outdoor spaces that create a vibrant environment for most hours of the day. The town center is in walking distance for many residents, and within close proximity to a large park. The town center appears to lack business opportunities, and is mostly a restaurant/retail destination.



Figure 4.39. Brambleton parks (LandDesign)

Analysis

Street Network & Parking

Brambleton uses an even mixture of rear loading and front loading homes. There is a large concentration of parking at the town center, and parking garages attached to the main town center building. The street network loosely follows a traditional street grid.

Green Space Organization

There is a large central park space that preserves many mature trees on site, and aligns with the Brambleton town center. There is a large variety of naturalize, programmed, and urban outdoor spaces found throughout the community. All homes in the study area are within an 1/8th of a mile from public outdoor space. Also home have much more generous yards compared to other precedents.

Building Use

Brambleton has a large percentage of attached housing close to the town center. Outside of the study area the development is mostly detached residential.

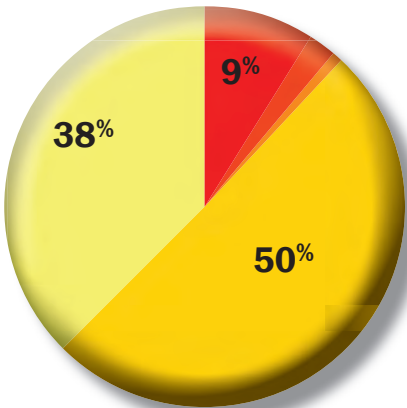


Figure 4.40. Building Use Distribution (McCoy, 2019)

Overall Take Away

Pro's

- Concentrated town center space
- Diverse housing types
- Large public outdoor spaces
- Generous lot sizes

Con's

- No strong vernacular ties
- Borderline suburban neighborhood

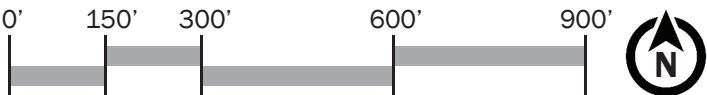
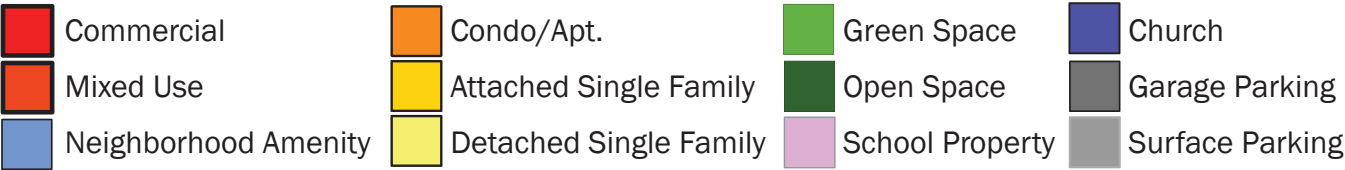




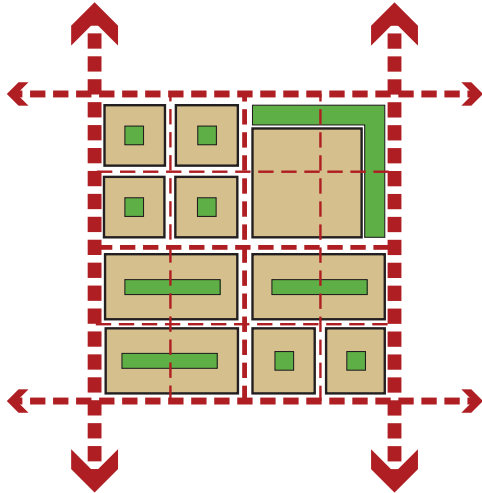
Figure 4.41. Precedent Evaluation Plan (McCoy, 2019)



Precedent Study Findings

1 Divide large areas of development into smaller communities

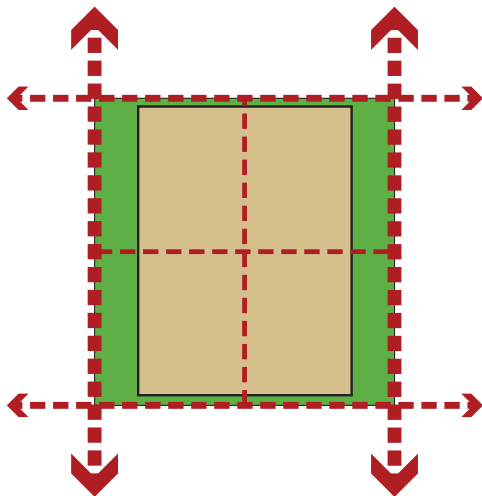
Figure 4.42. Subdivided Development (McCoy, 2019)



In order to promote a stronger sense of community in large developments, precedents often subdivide the community into small neighborhoods with shared greenspaces. This provides residents with a convenient outdoor space close to their home, that they can visit frequently and see familiar faces. This was often achieved by having inwardly focused greenspaces for high density residential buildings, and shared park spaces in detached residential districts.

2 Provide separation from major roads

Figure 4.43. Separation from roads (McCoy, 2019)

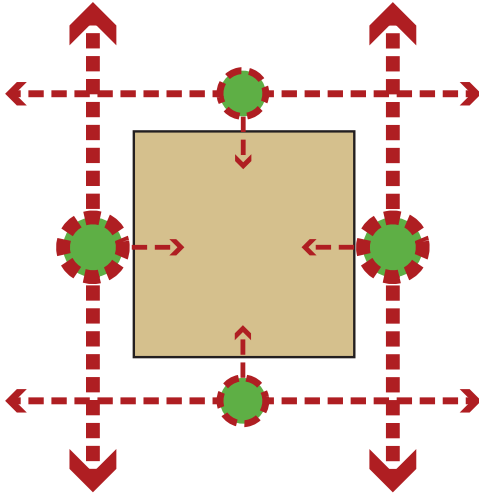


Precedent communities were commonly located adjacent to a major road or highway. In order to provide a visual separation and a noise barrier, development often provided a greenspace buffer with trees to help isolate and distinguish the community.

3

Unify entrances into the development

Figure 4.44. Unify Entrances (McCoy, 2019)

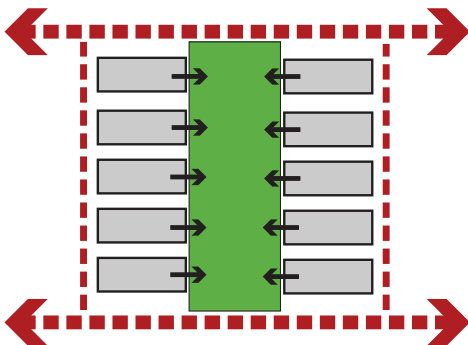


Unifying entrances into the development helps create a sense of arrival that is cohesive across multiple entry points. Precedents achieved this in a number of ways, most commonly by clustering commercial buildings near the neighborhood entrances. Precedents also distinguished entry points with visually cohesive greenspaces, as well as roundabouts, and consistent signage.

4

Provide attached/detached homes with front door green space access

Figure 4.45. Front door greenspace (McCoy, 2019)

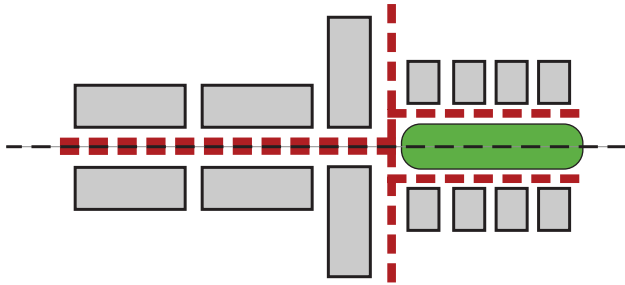


Precedents often had rear loading homes with front doors that opened directly onto public greenspace. This provides residents with convenient access to parks and trails, and also ensures that there are eyes on the public spaces at all times. Additionally, this promotes a sense of community by having neighbors share a front yard common space.

Precedent Study Findings

5 Align town center with prominent green space

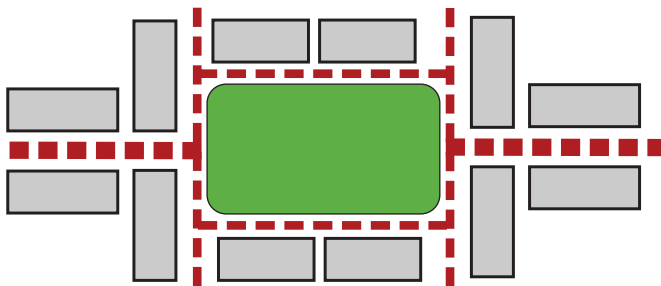
Figure 4.46. Align town center (McCoy, 2019)



Many precedents terminate the town center road with a greenspace, and/or create a linear greenspace that leads residents into the town center. These strategies help distinguish the town center and strengthen the wayfinding of the development.

6 Green space within a town center promotes multiple activities

Figure 4.47. Town center greenspace (McCoy, 2019)



Precedent communities that have a greenspace within their town center promote a more vibrant mixture of activities. Having an outdoor space in the town center also provides opportunity to host large outdoor events such as farmers markets, and festivals within the town center.

7

Precedent Study Site Metrics Analysis

In addition to analyzing the development strategies of precedents, a table was created to compare and contrast the precedent developments' site metrics. The table was used to guide the programming and physical layout of the projective design, by providing a range of land use percentages and development dimensions used in the precedent studies. A partial table is shown below in table 4.1, and the full precedent evaluation table is found in appendices.

	1	2	3	4	5	6	7	
Precedents (Right)	Stapleton Town Center	Prospect New Town	Bradburn Village	Lenox Village	Baxter Village	Northwest Crossing	Brambleton Town Center	Average
Study Area Acres	158	78	130	102	158	455	280	
Road density	190	187	212	165	147	159	194	179
Total Building Area	29.50%	27%	23%	25.65%	15.60%	18.83%	22.44%	23.15%
Programmed Green Space	9.73%	12.31%	4.13%	3.00%	5.63%	5.96%	6.15%	6.70%
Naturalized Green Space	0	0	3.38%	12.25%	18.87%	7.53%	5.58%	9.52%
Town Center Length	650	450	675	450	720	500	820	610
Town Center ROW	75	70	90	85	85	70	75	78
Town Center Block Length	340	450	285	450	275	290	380	352
Residential Block Length	260	270	250	270	300	290	300	277

Table 4.1. Partial precedent studies site metrics (McCoy, 2019)

Highest Among Precedents
Lowest Among Precedents

Precedent Study Summary

Overview

Overall the findings from this precedent study were used to guide the layout of the projective design. The selected precedent represented a broad variety of design applications, and the precedent findings identify common strategies used in numerous precedents. The site metric table was used to inform both the programming and layout of the projective design. Figure 4.48 shows specifically how each precedent study finding contributes to the projective design, with the goal of strengthening the community’s sense of place.

Findings to Design

- The following findings correspond with figure 4.48.
- 1- Divide large areas of development into smaller communities
 - 2- Provide separation from major roads
 - 3- Unify entrances into the development
 - 4- Provide attached/detached homes with front door greenspace access
 - 5- Align town center with prominent green space
 - 6- Green space within a town center promotes multiple activities
 - 7- Precedent studies site metrics

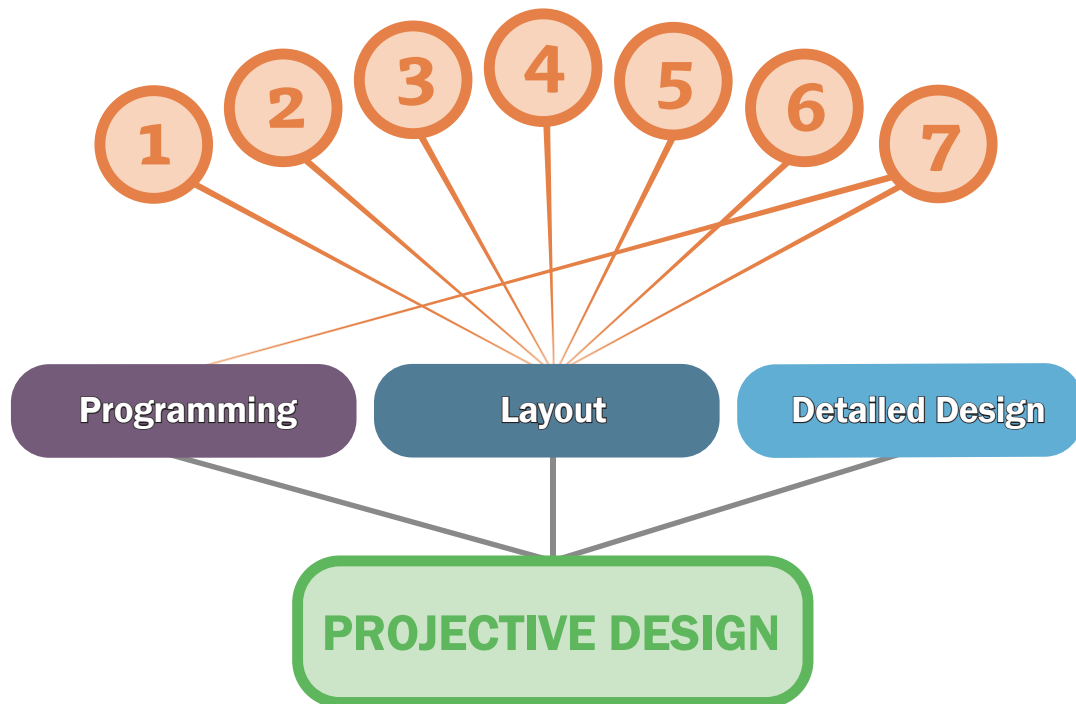


Figure 4.48. Precedent study key finding related to design (McCoy, 2019)

4.2 Interviews

Overview

Interviews were conducted with 14 community members ranging from new residents to lifelong residents. Interview participants were selected to represent the greater public of Castle Rock, as well as city representatives that are influential in the future growth of the city.

Interviews were conducted both in person and over the phone. In person interviews took place during the second week of January, in a variety of locations throughout Castle Rock. Phone interviews were conducted with participants who were unavailable during my visit to the city. All interviews used the same questionnaire, and interviews ranged in length from 15 to 45 minutes.

Process of Analysis

Interviews were documented using an audio recorder, and then transcribed using abbreviated text describing the main ideas of each response. In addition, direct quotes were fully transcribed from the audio recordings, in order to communicate the exact ideas presented by participants.

Responses were analyzed by reading the abbreviated responses and identifying commonalities amongst responses.

Abbreviated responses were coded based on descriptive words and locations mentioned by participants, and findings were created based on the most commonly used coded phrases from each question.

Interview Questionnaire

Introduction

- 1 - How long have you lived in Castle Rock?
- 2 - What type of home do you live in?
- 3 - What neighborhood do you live in?
- 4 - What are your top 3 favorite characteristics of your neighborhood?
- 5 - What are 3 of your least favorite characteristics in your neighborhood?

Main Interview

- 6 - Do you feel that Castle Rock is unique from other Front Range cities? What characteristics distinguish Castle Rock from other cities such as Longmont, Loveland, or Boulder?
- 7 - When describing Castle Rock, would you say it has “small town character”? What gives (or takes away from) Castle Rock’s small town character? What visual characteristics contribute to this?
- 8 - In your opinion, what are the top 3 locations within town best represents the character of Castle Rock?
- 9 - How is the history of Castle Rock shown in the city today? In what ways can Castle Rock be more reflective of its past?
- 10 - When not at home or work, where do you spend time within Castle Rock? List 3 places.
- 11 - What type of outdoor spaces in Castle Rock do you prefer to spend time in?
- 12 - When thinking about growth in Castle Rock, what are you most excited for, and what worries you the most?
- 13 - In your opinion, can Castle Rock increase in density without jeopardizing the existing town character?

Interview Questions 1-5

1. How long have you lived in Castle Rock?

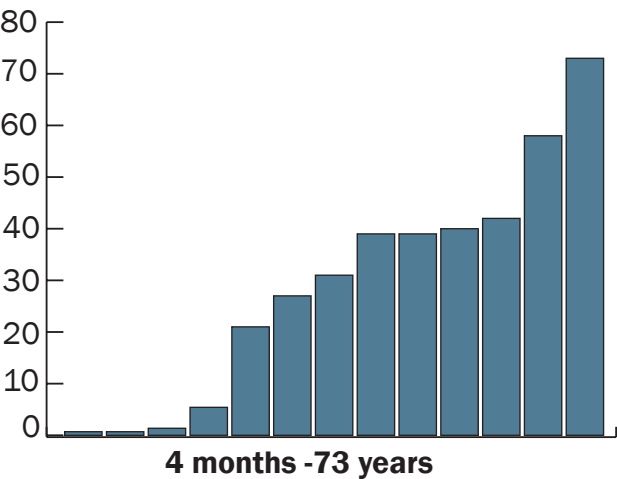


Figure 4.49. Participants length of residency (McCoy, 2019)

2. What type of home do you live in?

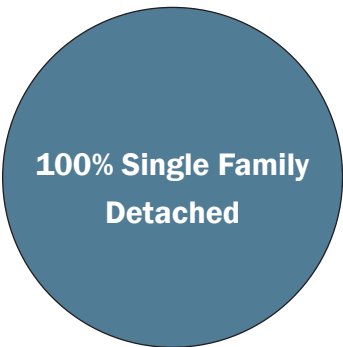


Figure 4.50. Participants housing type (McCoy, 2019)

3. What neighborhood do you live in?

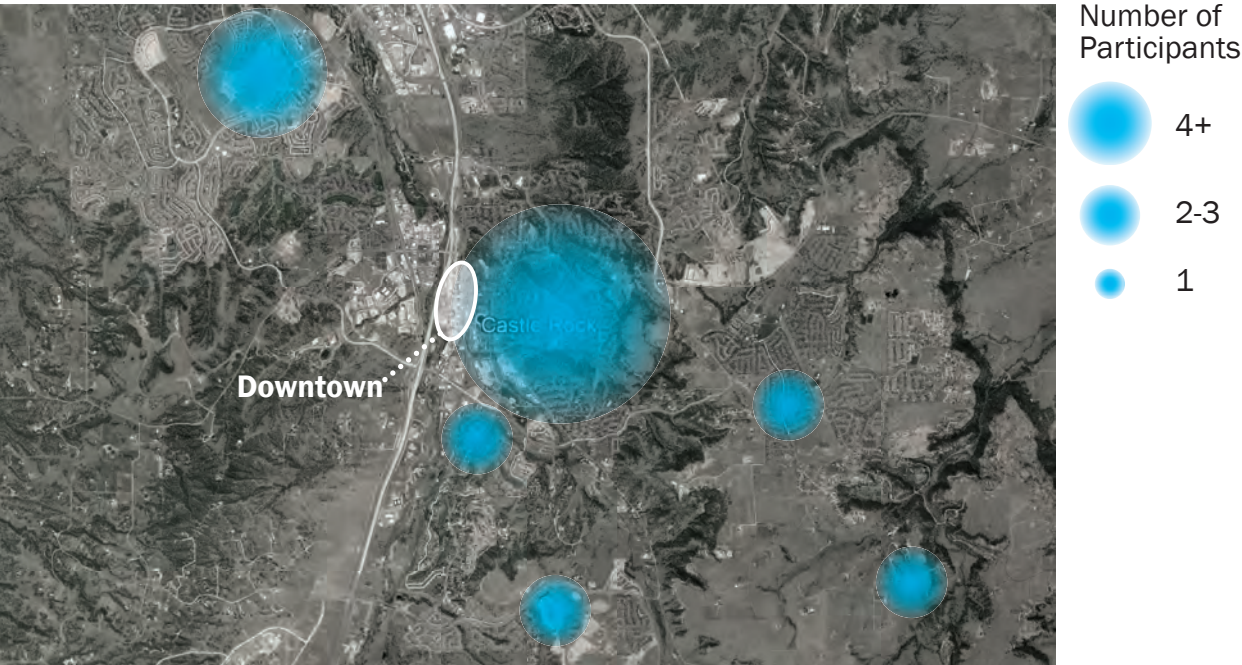


Figure 4.51. Participants neighborhood location (McCoy, 2019)

4. What are your top 3 favorite characteristics of your neighborhood?

Overview

The most commonly mentioned characteristic that participants liked about their neighborhoods was access to trails and open space. Responses also indicated that they like living in areas of town that are done developing, close to schools, and have pleasant neighbors.

Access to Open Space

Participants mentioned that they enjoy living somewhere within walking distance of preserved open space. Some respondents also indicated that they enjoy having views of open space from their home.

In addition to access to open space

1. Location that is Done Developing
2. Location near a School
3. Pleasant Neighbors

5. What are 3 of your least favorite characteristics in your neighborhood?

Overview

Many participants said that they like their neighborhood the way that it is, and there are no downsides in their mind. Besides that the most commonly indicated negative characteristics was traffic and run down properties. Some responses indicated an increased level of traffic in their neighborhood during typical commuting times. Some participants also mentioned disliking rental properties in their neighborhood, because they felt that they are not taken care of as well as the surrounding homes. Another participant indicated that their neighborhood is too dense, and the houses could be on more generously sized lots.

1. Nothing
2. Traffic
3. Run Down Properties

Interview Question 6

Do you feel that Castle Rock is unique from other Front Range cities?
What characteristics distinguish Castle Rock from other cities such as Longmont, Loveland, or Boulder?



Figure 4.52. Word Cloud (McCoy, 2019).

"We have great bluffs that surround the city and keeps people's views within the town, and strengthen the feeling that you're in Castle Rock"

"We're a stand-alone city"

"Unique sense of arrival"

"People that move here, stay here"

"We have more things to do"

Discussion of Responses

Nearly 80% of the responses suggest that Castle Rock is unique from other Front Range cities. There were a variety of explanations describing the specific characteristics that make Castle Rock unique. The most commonly mentioned characteristics were the history, the downtown, and community events.

History

Participants described how Castle Rock has a recognizable history that is still reflected in the older parts of town, and they feel that Castle Rock has maintained its historic buildings and district better than other communities. Some still recognize an “old time western” atmosphere that contributes to the distinct character.

Community Events

Participants mentioned that community events and traditions contribute to their city’s uniqueness because they are special times that the community gathers and it “makes the downtown come alive”.

Downtown

Downtown was mentioned directly or indirectly multiple times. Participants believe that Castle Rock’s “proper downtown” is unique because most other cities that are a similar size are too new to have historic downtowns. Downtown is also the location of all of the historic buildings, and where most community events take place.

Open space was another quality that participants felt distinguished Castle Rock. The open space and trail networks were mentioned by participants as being a treasured amenity for their city that is not found in other cities.

Those who felt that Castle Rock was not unique from other Front Range cities suggested that it used to be unique, but the unique qualities were lost as the population increased. It was also mentioned that Castle Rock has adapted many of the cultural tendencies from Denver.

Interview Question 7

When describing Castle Rock, would you say it has “small town character”? What gives (or takes away from) Castle Rock small town character? What visual characteristics contribute to this?



Figure 4.53. Word Cloud (McCoy, 2019).

"I miss my small town, but I know that small towns must grow or they will die"

"Small town character is our biggest advertising point... But I don't see it anymore"

"No one waves at each other anymore"

"We have loyalty to our local stores"

"The downtown trees used to be big and span over the road and create a downtown canopy"

Discussion of Responses

Responses indicating whether or not Castle Rock has small town character were evenly split. The most commonly mentioned characteristics that both give, and take away from the “small town character” was the people. All participants that said Castle Rock does not have small town character, also mentioned that it used to have that character, but it has been lost.

People

Participants who believe that the people of Castle Rock help contribute to the small town character indicated that there is a strong sense of community between residents. The feeling of community was said to be the strongest during community events and traditions.

Participants also mentioned that the number of people in Castle Rock is the main reason that it has lost its small town character. They say that the increased population has reduced the sense of community, because there are so many people that no one knows each other anymore.

Downtown

The historic buildings, local businesses, and community events that take place downtown were commonly recognized as a characteristic that contributes to the small town feeling in Castle Rock. Specific visual characteristics mentioned were Rhyolite facades, and views of The Rock and The Star.

Local Shops and Restaurants

Many people mentioned the unique local shops and restaurants as something that contributes to the feeling of small town character.

Additional small town characteristics mentioned include feeling safe, easy navigation, loyalty to local businesses, and community events.

Characteristics mentioned that take away from the small town feeling include big box stores, chain restaurants, and suburban neighborhoods

Interview Question 8

In your opinion, what are the top 3 locations within town best represents the character of Castle Rock?

Most Commonly Mentioned



Figure 4.54. Downtown Castle Rock (McCoy, 2019).



Figure 4.55. The Rock from downtown (McCoy, 2019).

Non-Historic Locations



Figure 4.56. The Outlets (McCoy, 2019).



Figure 4.57. Festival Park (McCoy, 2019).



Figure 4.58. Miller Activity Complex (McCoy, 2019).

“Festival Park is the hub for all of our downtown events. In the summer time there are events in the park almost 7 days a week”

Discussion of Responses

The most commonly mention locations that best represent the character of Castle Rock were downtown and The Rock.

Downtown

Every response identified either downtown or a specific location in downtown Castle Rock, such as the masonic lodge, castle café, Perry and Wilcox Street, the Cantril School, and Festival Park. It was also mentioned by multiple people that Rhyolite buildings in general are a good representation of the city's character.

The Rock

The Rock has a strong visual presence in downtown, and can be seen from many locations around the city. The Rock and the star are very historically and culturally important in the city. There is an annual star lighting festival that dates back to 1936, and the star still lights up today, allowing the rock to be a dominant landmark during the day and night.

Additional locations in town that were mentioned as being reflective of the city's character were the fairgrounds, the Miller Activity Complex, The Outlets, The Castle Rock Museum, and the open space system with preserved mesas surrounding the city. Miller Activity Complex, Festival Park, and The Outlets were the only locations mentioned that do not have a historical significance for the town, and they are all fairly new additions to the city.

Interview Question 9

How is the history of Castle Rock shown in the city today? In what ways can Castle Rock be more reflective of its past?



Figure 4.59. Word Cloud (McCoy, 2019).

Discussion of Responses

Overall, participants recognized the preservation of historic buildings in downtown as the most noticeable way that history is being incorporated into the city today. Multiple responses also indicated that the Fairgrounds are a more modern interpretation of their history.

Historic Buildings

The majority of participants appreciate the efforts to protect historic landmarks throughout the city, and they felt that leaving these buildings intermixed in the downtown helps create a unique historic character. It was also mentioned that signage on historic buildings and areas is important.

The Fairgrounds

The Douglas County Fair is hosted in Castle Rock, and multiple people mentioned the importance of the fair tying the city back to its historic roots as a ranching community. Participants said the city has lost many of its agricultural and ranching characteristics, but when the fair is in town it temporarily regains a rural feeling.

Additional interruptions of history mentioned by participants were the use of Rhyolite, interruptive railroad art, naming of subdivisions based on the previous ranchers of the land, and the Grange community amenity in the Meadows neighborhood.

An overall finding from the participant's responses is that most people do not associate newer developments with any historical ties. Very few participants were able to recall modern interruptions of the city's history. It was also mentioned that newer developments are less reflective of history. In addition, response were split between those who wish new developments were more reflective of the history, and those who think newer buildings should not attempt to mock the historic buildings because it is tacky.

Interview Question 10

When not at home or work, where do you spend time within Castle Rock?



Figure 4.60. Local Restaurant (McCoy, 2019).



Figure 4.61. Miller Activity Complex (McCoy, 2019).



Figure 4.62. Outdoor trails (McCoy, 2019).



Figure 4.63. Outdoor trails (McCoy, 2019).



Figure 4.64. Outdoor trails (McCoy, 2019).

Discussion of Responses

The participants who took part in interviews indicated that they typically spend time at recreational centers, restaurants, grocery stores, and outdoors.

Restaurants

The majority of responses mentioned restaurants. More specifically, coffee shops and unique local restaurants were mentioned as people preferred dining locations.

Recreational Centers

Many participants mentioned regularly visiting the Castle Rock Rec Center or the Miller Activity Complex.

Outdoors

Responses indicated that outdoor time is important for people. Participants mentioned walking neighborhood streets, having family outdoor time, walking downtown, and using the city's open space trails.

Additional activities mentioned were going to the grocery store, the library, and shopping at the Outlets or downtown.

The responses to this question allowed for a better understanding of the types of activities that residents utilize the most in their city.

Interview Question 11

What type of outdoor spaces in Castle Rock do you prefer to spend time in?



Figure 4.65. Trail network (McCoy, 2019).



Figure 4.66. Miller Activity Complex (McCoy, 2019).



Figure 4.67. The Rock (McCoy, 2019).



Figure 4.68. Neighborhood sidewalk (McCoy, 2019).

Discussion of Responses

The most preferred outdoor space indicated in responses is the open space trail network. Overall all participants seemed to value their cities outdoor spaces, and utilize them regularly.

Trail Network

Every participant mentioned using the trail network in one way or another. Responses indicated that people enjoy hiking and using the paved trails for road biking. Participants were especially eager to use the trail networks if they could be accessed in walking distance from their home.

Miller Activity Complex

The MAC was mentioned by many people as a valuable asset to the community. The complex provides an extensive trail network, passive outdoor spaces, a performance venue, and a hillside incline that multiple participants mentioned using.

The Rock

The Rock has a short hiking trail to the top, which can be easily access by people in the downtown and surrounding neighborhoods.

Sidewalks

Participants enjoy being able to walk on the sidewalk in their neighborhood for short outdoor endeavors like walking the dog or walking with children. Older participants also mentioned use sidewalks more often because they are easier to navigate and manage.

Overall participants spoke highly of the outdoor amenities in Castle Rock, and they all expressed an interest in regularly spending time outside. It will be important to incorporate access to a variety of outdoor spaces in future developments in Castle Rock.

Interview Question 12

When thinking about growth in Castle Rock, what are you most excited for, and what worries you the most?



Figure 4.69. Word Cloud (McCoy, 2019).

"I feel like we are just becoming a bigger small town"

"We do not have a lot of primary jobs, 80% of people commute north or south, it would be nice to bring that down to around 40%"

Excitements

Vibrant

Many responses indicated a more vibrant community that “brings new life to the town”. Participants credited the vibrant feeling to new residents and new businesses that have recently come to town. Others credited the vibrant feeling to the renewal of degraded parts of town, and the enhanced preservation of historic property in downtown.

New Amenities

Participants have enjoyed some of the new amenities that have come to Castle Rock, such as the MAC and the Outlets. Many responses suggested that they are excited to see what other amenities will be available in the future.

Public Transportation

Some responses indicated the desire for some form of public transportation in the future, especially a connection from Castle Rock to Denver on the RTD light rail. An in town transit system was also mentioned as a future desire for the city.

Worries

Transportation/Traffic

Traffic is a concern for many people right now, especially those commuting to work out of Castle Rock. The most common concern amongst responses was how the city would address traffic congestion in the future as more people move to town.

Water

Multiple people mentioned water as a concern, because Castle Rock obtains a large percentage of their water through an aquifer, and there is a limited amount of renewable water. Many people mentioned that water will be the biggest factor limiting the growth of their city.

Loss of Small Town Feeling

Participants mentioned losing the small town feeling of their city. Responses indicated that new developments did not “fit in” enough to the character of Castle Rock, and that the amount of people will prevent it from being a close knit community.

Interview Question 13

In your opinion, can Castle Rock increase in density without jeopardizing the existing town character?

"I was part of the visioning group for the Riverwalk Development, and I supported the buildings, but now that they're here they stand out so much that it worries me, although I would never take them away because I know how important it is for our downtown to grow"

"No I don't, well actually, if we increased the density and changed the way that people moved from place to place, and get them out of their cars, then maybe it could"

"I think taller buildings would put us at risk of losing our views to The Rock, and views to the surrounding ridgelines"

"I think it can increase in density without any issues, I'm not afraid of growth but it needs to be done in a way that fits in."

"I think higher density promotes a stronger community feeling"

"There is no place for the working class people to live"

Yes

Participants who believe that Castle Rock can increase in density without jeopardizing their character also indicated that it must be done in a way that fits in and does not alter the visual appearance of the city. They mentioned that there are lots of infill opportunities, and that higher density environment can help promote a sense of community, as well as a more pedestrian friendly city. Responses also indicated that new amenities are exciting, but they will need to be careful not to add too many tourist destinations, because they want Castle Rock to remain a community to live, not just to visit.

Overall, all responses indicate that the future growth of Castle Rock is an extremely important and highly sensitive matter. Future developments should promote a sense of community, aesthetically blend into the city, and preserve views.

No

Participants who feel that growth will alter the character of Castle Rock are worried of adapting a more urban character. They worry that tall buildings will make Castle Rock feel more like Denver, and that taller buildings will block some of the great views of The Rock, the surrounding ridgelines, and the view towards the mountains. Some respondents mentioned that Castle Rock is already dense, and they would prefer having larger yards.

Interviews Findings

1

Interaction amongst people is the most powerful quality that give or takes away from the small town character of Castle Rock

This finding emphasizes the importance of fostering a strong sense of community in the coming projective design. Participants implied that small town character is highly dependent on recognition of familiar faces in familiar spaces, and the loss of small town character was blamed on the amount of new faces in the community. With this in mind, the projective design needs to carefully consider the layout of residential areas to encourage more social interaction, and recurring visits to familiar locations. Creating small distinguished neighborhoods within a residential areas will help encourage familiarity with a smaller number of people.

2

Views to The Rock are highly appreciated, and it is a powerful wayfinding/ place making tool

Having views of the Rock creates an extremely powerful feeling and recognition of being in Castle Rock. With that in mind it will be important to direct views to the Rock as much as possible in the projective design.

3

Community events and traditions strengthen the city's sense of place

There are many traditions that take place downtown, and it is important for those to remain when and where they are. It is also important for the projective design to incorporate a space that can accommodate large community events. Participants mention the lively experience of being downtown with a large number of people all watching the star light up on the rock. The projective design site have a great opportunity to focus views on the Rock from a public gathering space.

4

Downtown is the most historically significant location in Castle Rock

Castle Rock downtown is highly treasured by the community, and it is very important for the downtown area to be preserved and enhanced by carefully introducing more vibrant amenities. Historic preservation of the downtown areas is very important to residents, which makes introducing new infill development a difficult subject in town. With this in mind, the historic preservation of downtown could be used as an argument to relocate more modern amenities to location outside of the historic downtown

5

Present day interpretations of the city's history are mostly unnoticed

People recognize historic buildings as the most noticeable representation of history in their town. It was also mentioned that more modern attempts to replicate “historic looking buildings” is not desirable. The projective design should carefully consider new ways to be reflective of the history and culture of the city, without being too literal. The historic downtown is directly tied to the history of Castle Rock. The projective design should not aim to make direct connections to the history of the town, but rather strengthen the awareness of history through cultural references.

6

Rhyolite, and ranching are the most commonly recognized vernaculars of Castle Rock

Rhyolite is directly associated with the history of Castle Rock, especially because of the historic rhyolite buildings. The projective design should explore new creative uses of rhyolite that extend beyond the traditional/historic uses. It will also be important to emphasize the ranching and railroad vernaculars of the city, in the projective design. Lessons can be learned from details around the city that evoke a vernacular visual presence.

Interviews Findings

7

Open space is highly valued, and regularly used

Having access to open space within a short distance of home is something that is highly valued by residents. This will be an important characteristics to incorporate into the projective design, in addition to providing a large variety of public space uses, in order to encourage a diverse range of users.

8

People are excited to see the new amenities that come to town, and they really like recent additions of the Miller Activity Complex and Festival Park.

It will be important to consider a new high leverage amenity within my projective design. This amenity should contribute to the overall community, and give people a reason to regularly visit the site. The projective design should also consider the proximity of residential housing to commercial amenities, and provide a diverse mix of amenities within a close proximity to housing.

9

Traffic is a large concern, but people are open to a public transportation system

Public transportation was mentioned as a future approach to dealing with traffic. The projective design should concern traffic reducing strategies within the development, and should also prepare for the future implementation of public transit both in the town of Castle Rock, and connecting to Denver.

10

Water is a large concern for the community, and it is important to envision water wise development

Water is a concern for residents, and many mentioned that the water supply will be the biggest limiting factor of their growth. It will be important to consider low water use strategies in the projective design.

Design Goals from Interviews

- 1 -** Create public spaces that promote interaction amongst a variety of people, and provide smaller shared spaces encourage residents to build a sense of community
- 2 -** Direct views to The Rock, especially in the town center and public outdoor spaces
- 3 -** Create a public space that has the potential to host community events and traditions
- 4 -** Avoid imitating the appearance of Castle Rock's historic downtown
- 5 -** Historical references should be both literal and interpretive to allow all users to comprehend the historical significance of their city
- 6 -** Reference rhyolite mining and ranching as the top vernaculars, with railroad as a secondary vernacular reference
- 7 -** Provide all homes with convenient access to a variety of outdoor space.
- 8 -** Provide an amenity that could be used and valued by the entire city, in addition to the development's residents
- 9 -** Create a development that minimizes vehicular use, and consider how public transportation could be incorporated into the community
- 10 -** Create a water-wise development that minimizes the use of city water on site

Interviews Summary

Overview

Interview findings add an important component to the projective design that helps to ground the design in place, based in the values of the community members. Interview responses informed all aspects of design including programming, layout, and design details.

Findings to Design

The following findings correspond with figure 4.70.

1- Interaction amongst people is the most powerful quality that give or takes away from the small town character of Castle Rock

2- Views to The Rock are highly appreciated, and it is a powerful wayfinding/place making tool

3- Community events and traditions strengthen the city's sense of place

4- Downtown is the most historically significant location in Castle Rock

5- Present day interpretations of the city's history are mostly unnoticed

6- Rhyolite, and ranching are the most commonly recognized vernaculars of Castle Rock

7- Open space is highly valued, and regularly used

8- People are excited to see the new amenities that come to town, and they really like recent additions of the Miller Activity Complex and Festival Park.

9- Traffic is a large concern, but people are open to a public transportation system

10- Water is a large concern for the community, and it is important to envision water wise development

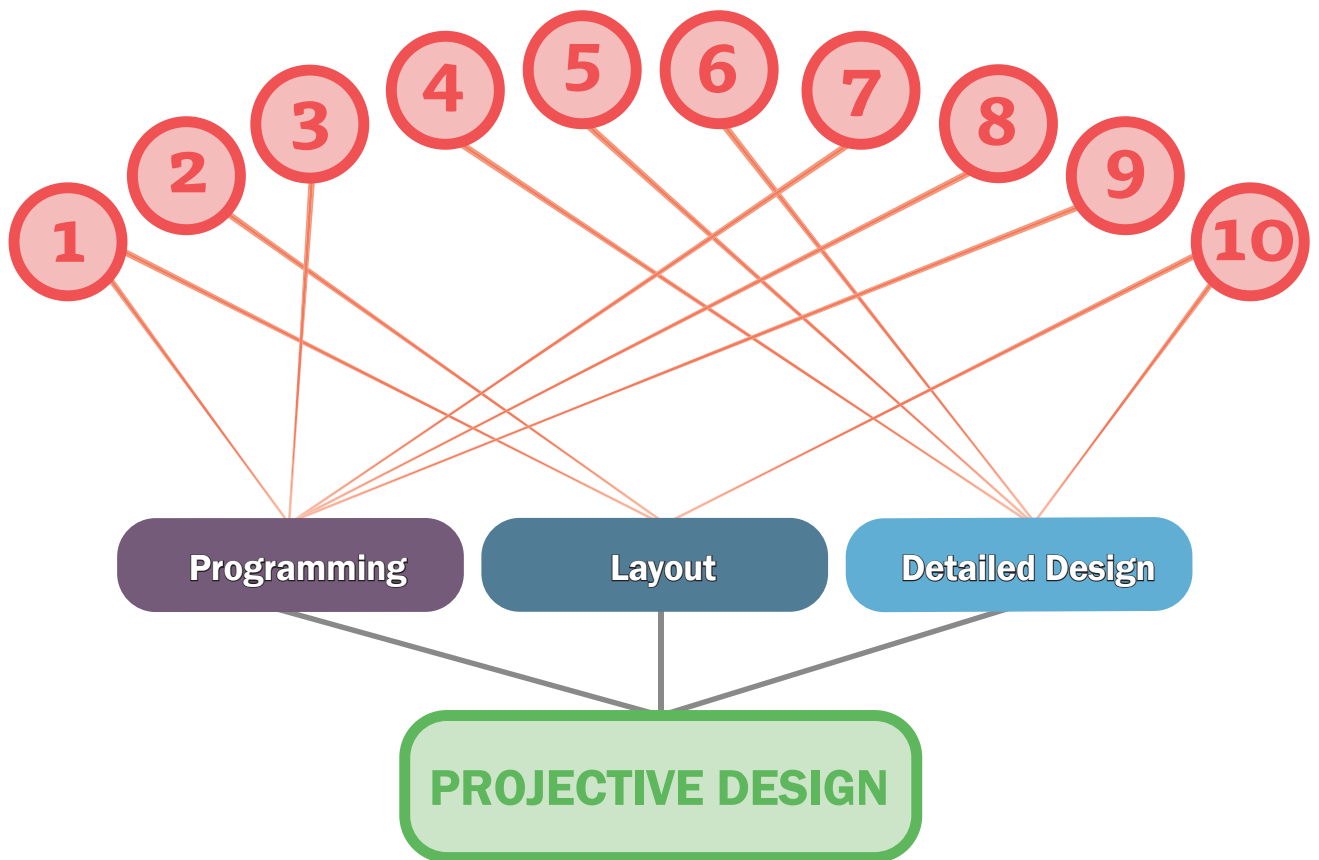


Figure 4.70. Interview key finding related to design (McCoy, 2019)

4.3 Site Analysis

Overview

Site inventory and analysis was used to understand how the site is impacted by the surrounding city, as well as the site-specific conditions that will influence the projective design. This method was used to inform the programming and form of the projective design. Contextual analyses was used to evaluate the area surrounding the site and to determine how the projective design should respond to its surroundings. The contextual analysis consists of evaluating adjacent green space connections, high leverage locations along roads approaching the site, and drainage surrounding the site. Site analysis was used to evaluate the slope suitability, drainage, and views from within the site.

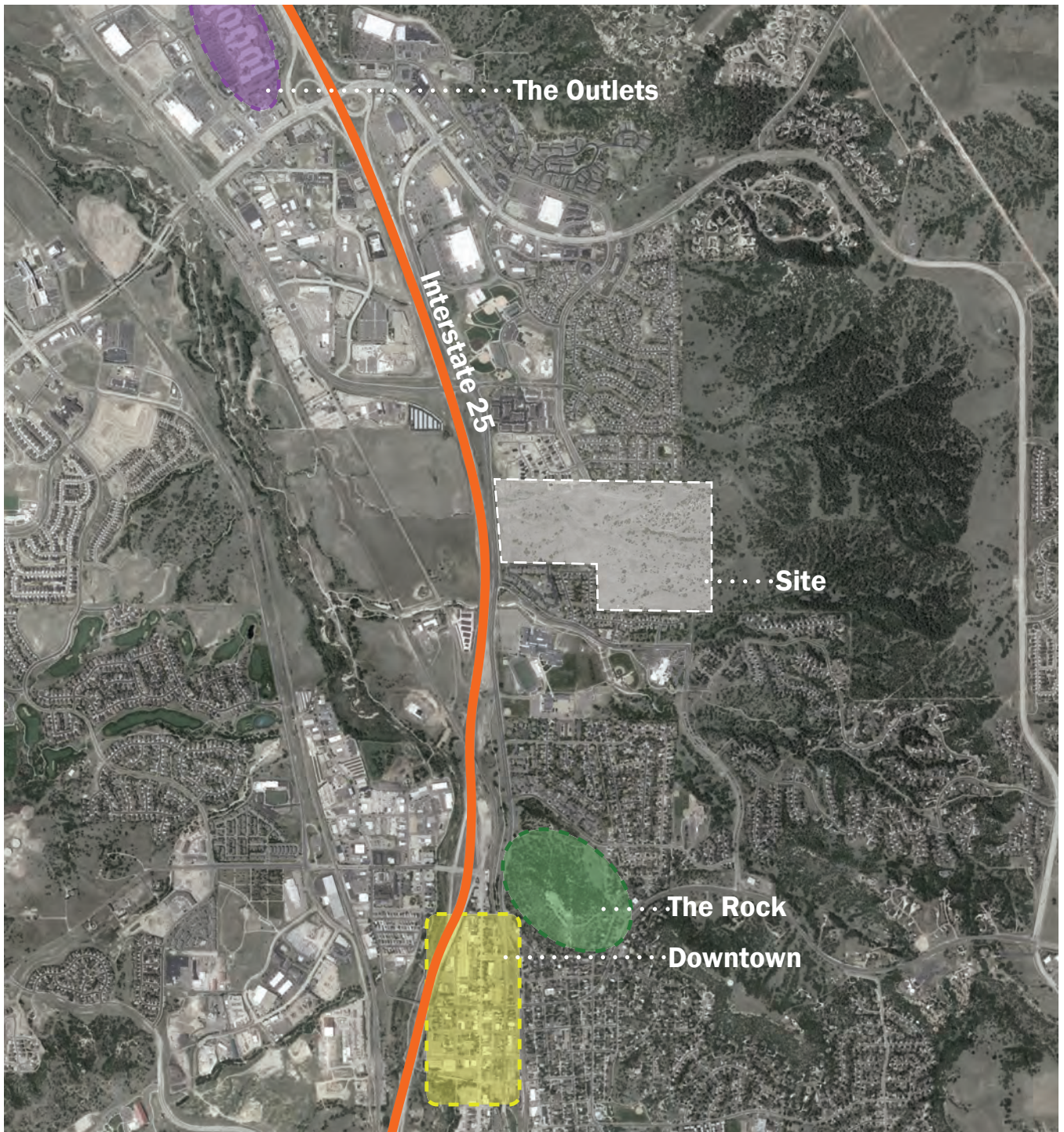


Figure 4.71. Site Location Map (McCoy (2019))

Site Approach Study

Overview

It is important to analyze the most common routes used by residents to access the site in order to influence the programming that is needed on site. Common routes were identified based on the most direct paths to access I-25 North and South. Along the common routes, high leverage locations were identified in order to determine if they were necessary in the sites programming. Based on this analysis, the design will not need to provide a school, but it should consider including a grocery store, and recreational opportunities.

Takeaways

- The site doesn't need a school because there are many nearby.
- The site should include a grocery store because there are no stores along the southern access route.
- The site doesn't need a large recreation center because the city's recreation center is located nearby, the site should still include other forms of recreation.

Legend

-  Grocery Stores
 - A- Walmart
 - B- Natural Grocers
 - C- Target
-  Schools
 - 1- Middle School
 - 2- High School
 - 3- Elementary School
 - Other- Daycare
-  Recreation Opportunities
 - i- City Rec. Center
 - ii- The Rock
-  Vehicular Approach

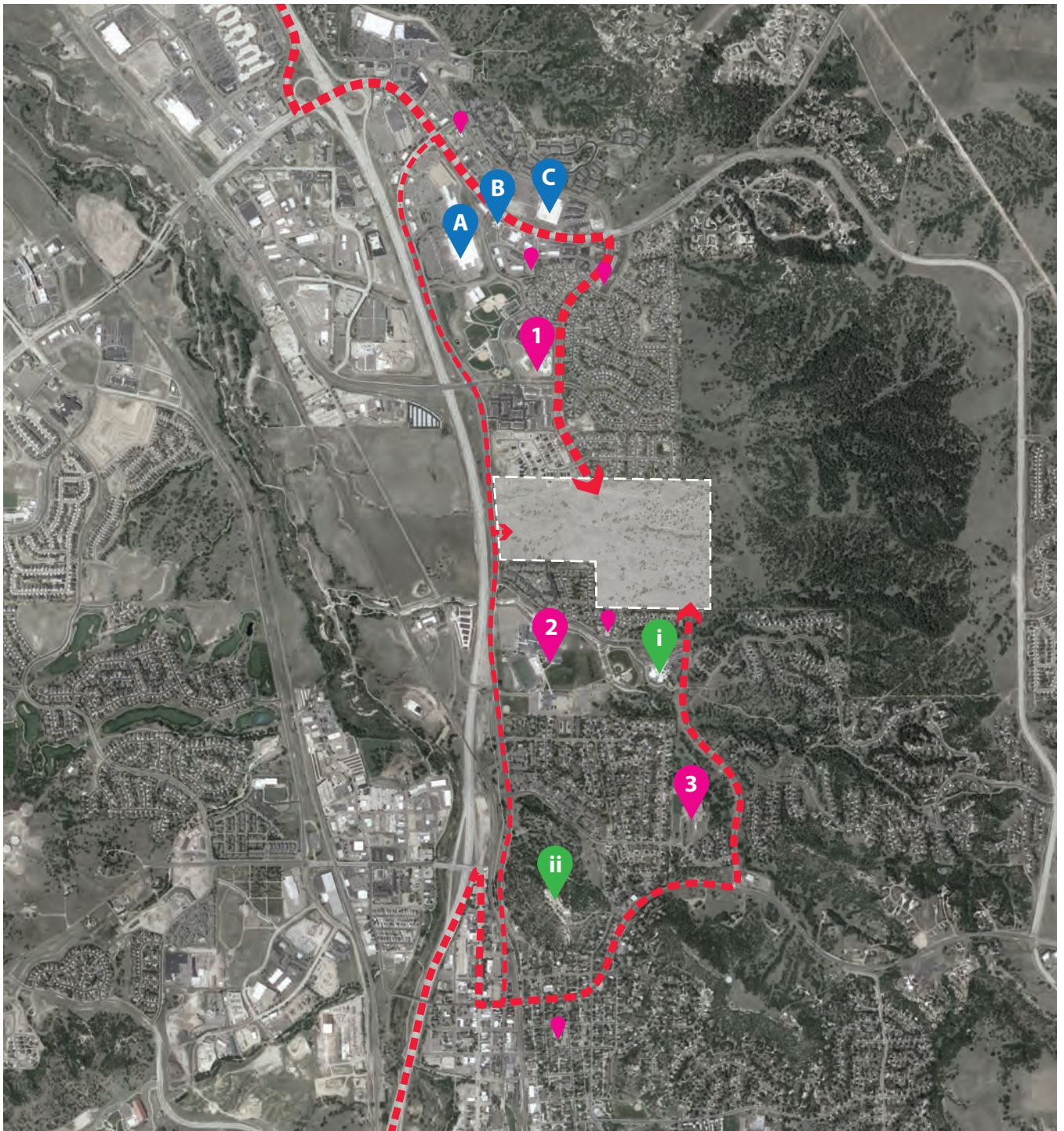


Figure 4.72. Site Approach (McCoy (2019)

Greenspace Adjacencies





Overview

It is important to look at greenspace adjacencies in order for the site design to be integrated into the cities trail/open space network. Locating trail heads and greenspaces will inform the site designs on ways of connecting residents to the larger trail system.

Takeaways

- There is a trail head located south of the site near the city’s recreation center.
- The site is walking distance from The Rock.
- There are future plans for greenspace on site based on the city’s parks and recreation master plan, the presents of greenspace should be considered, however the exact location can be modified.

Legend

-  Existing
-  Purposed
-  Paved Trail
-  Soft-Scape Trail

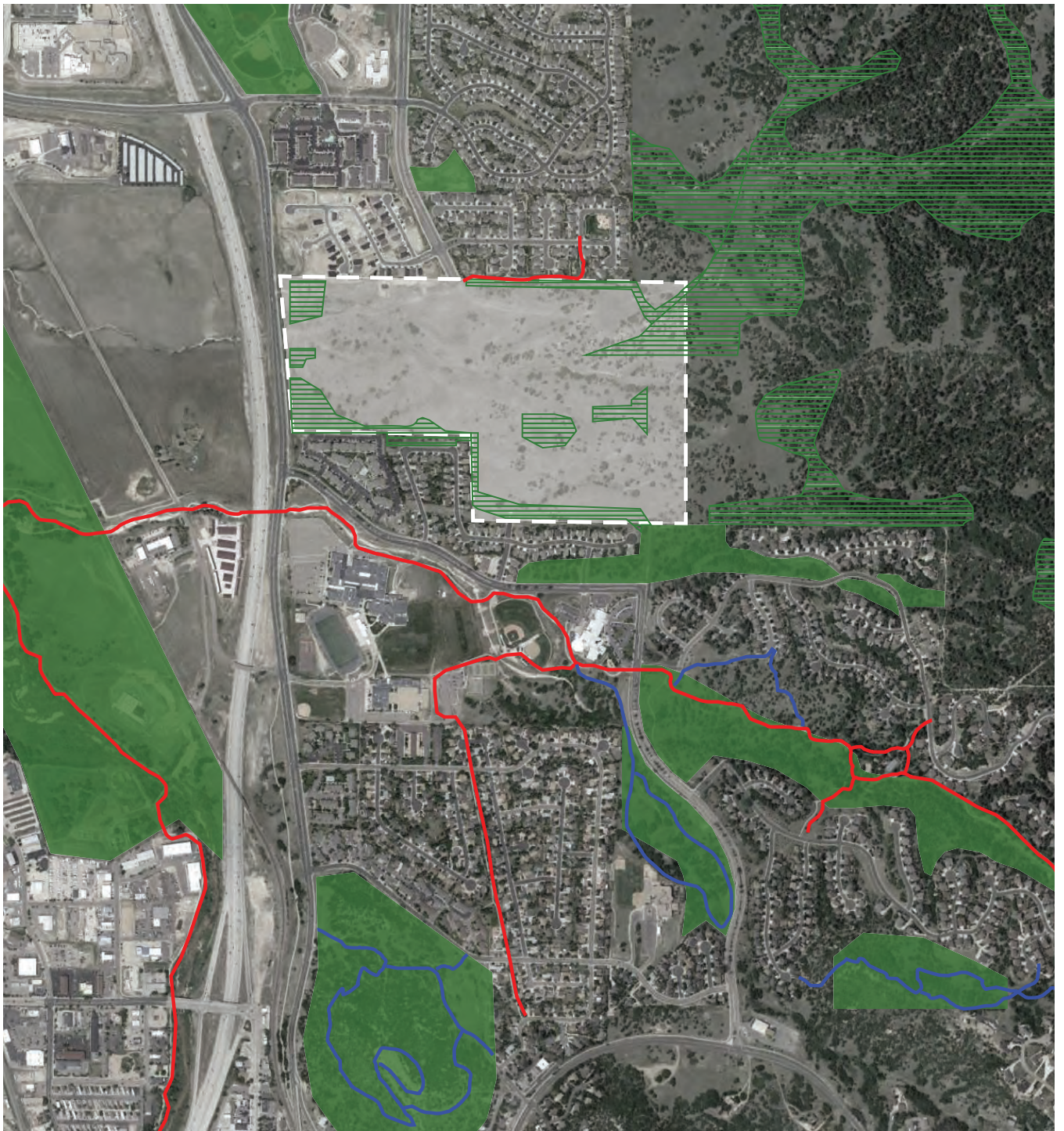


Figure 4.73. Greenspace Adjacencies (McCoy (2019)

On Site Observations

Overview

The site selected for the projective design has many benefits such as location and views, but there are also some negative qualities that need to be addressed. Based on a site visit, the following on site observations should be taken into account.

Takeaways



- Loud Highway Noise



- No Mature Vegetation on Site



- Distant View of Rockies from High Elevations on Site







- Strong Views to The Rock

Figure 4.74. Site Images (McCoy (2019))



Figure 4.75. On Site Observations (McCoy (2019))

Legend

- | | | | |
|---|-----------------------|---|----------------------------|
|  | Site Access Road |  | Prominent View to The Rock |
|  | Distant Mountain View |  | Noise from I-25 |

Slope Suitability Study

Overview

Slope suitability is perhaps the most influential characteristic that will impact the development of the site. The site slopes from east to west with roughly 150' of elevation change. The west portion of the site has the least amount of grade change, making it the most suitable for development. The east portion of the site is the least suitable for development due to steep slopes, some of which are not suitable for any type of development.

Legend

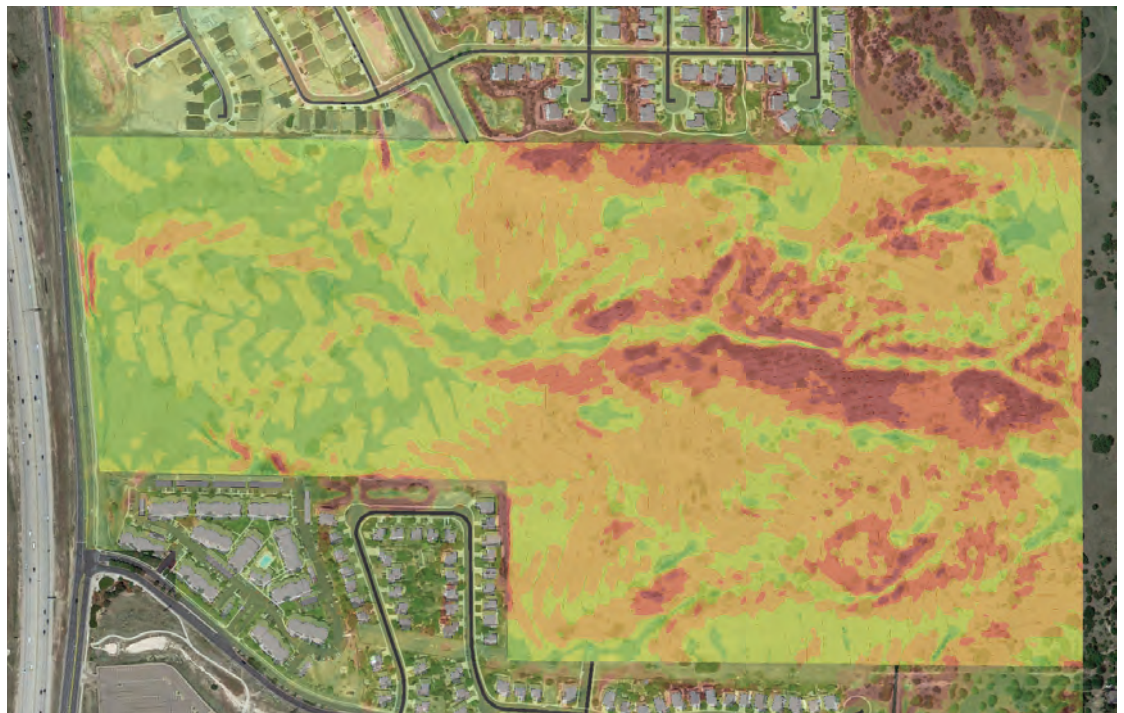
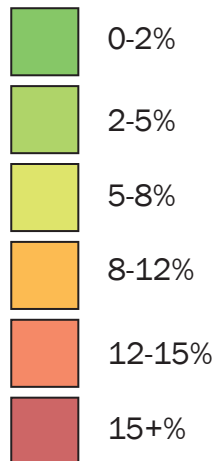


Figure 4.76. Site Slope Study (McCoy (2019))

High

Areas with high suitability are capable of supporting all types of development including roads, parking structures, and high density buildings.

Moderate

Areas with moderate suitability are capable of supporting roads and houses, however they cannot support high building densities or large areas of surface parking.

Low

Areas with low suitability are capable of supporting houses with walkout basements, and a very small percentage of roads, as long as the roads run parallel with the contour lines.

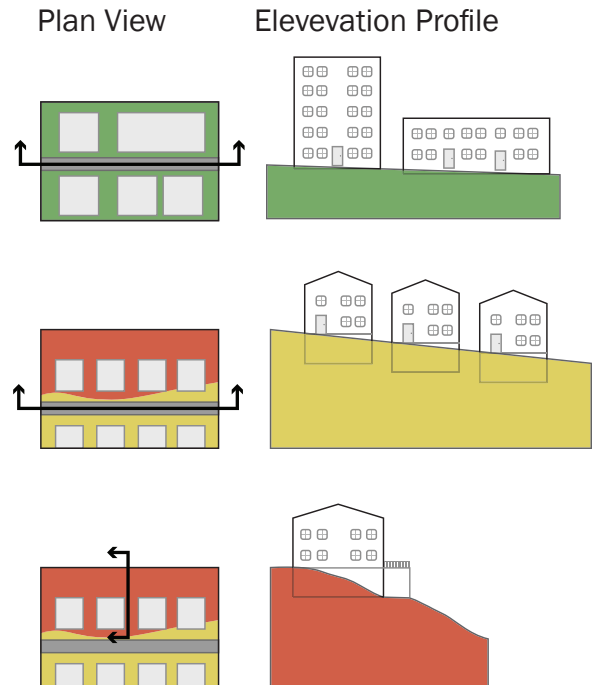



Figure 4.77. Development Suitability (McCoy (2019))

Legend

(Level of Suitability)

-  High
-  Moderate
-  Low
-  Not Suitable

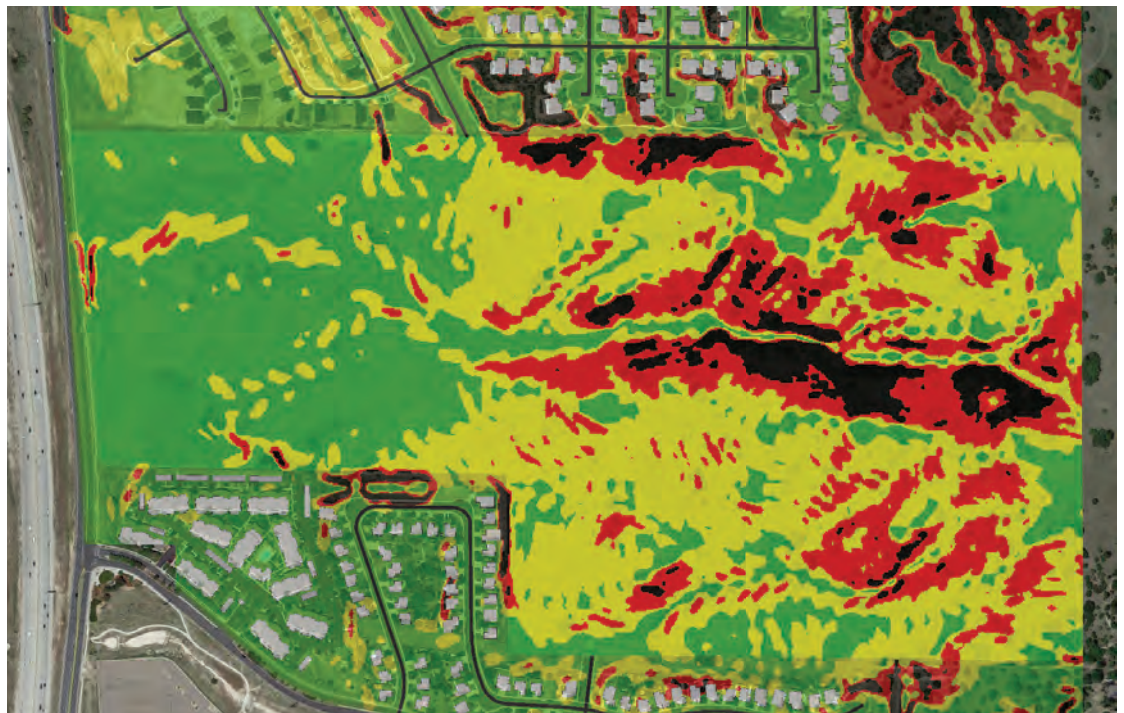


Figure 4.78. Slope Suitability (McCoy (2019))

Site Drainage Study

Context Drainage

The sites watershed is roughly 250 acres, beginning 1,000' east of the site boundary and draining to an inlet on the west boundary of the site, which conveys water under I-25 towards East Plum Creek. This watershed is relatively small, and doesn't convey a large amount of water. However, since there is no mature vegetation on site, drainage routes are highly eroded and have steep/channelized slopes.

Legend

- Site Watershed
- Context Watershed 1
- Context Watershed 2
- Flow to East Plum Creek

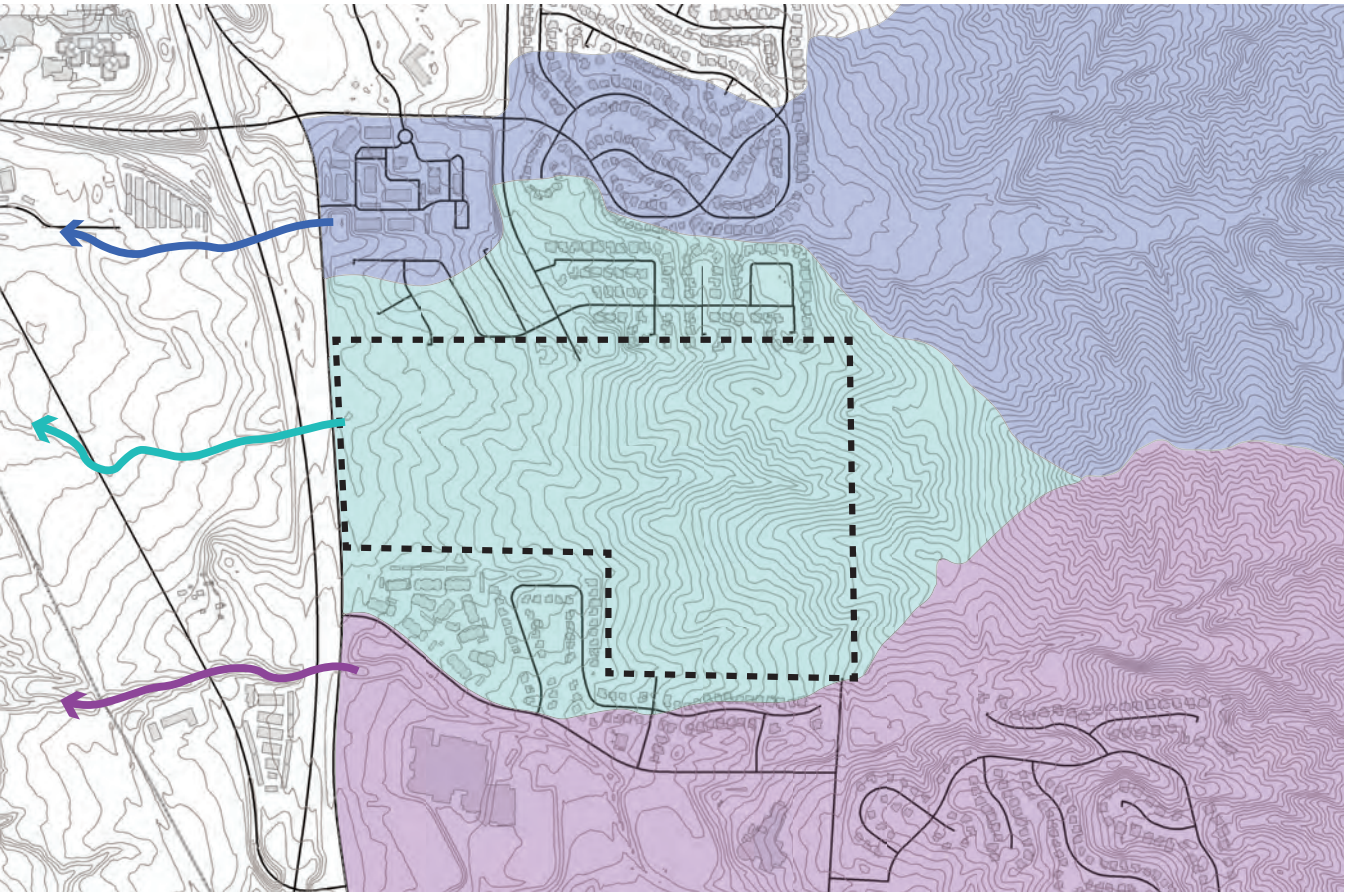







Figure 4.79. Site Context Watersheds (McCoy (2019))

Site Drainage

The primary drainage route runs through the center of the site, beginning as a steep channel and transitioning to a less channelized form as it flows west. The secondary drainage route runs through the southern portion of the site where it is piped into a detention basin, and eventually flows into the drain inlet. Overall, the water conveyance on site is minor due to the small watershed, however the lack of vegetation requires more efforts to slow the water down as it leaves the site.

Legend

-  Drainage Route
-  Less Channelized Sheet Flow
-  Stormwater Pipe
-  Drain Inlet
-  Detention Basin

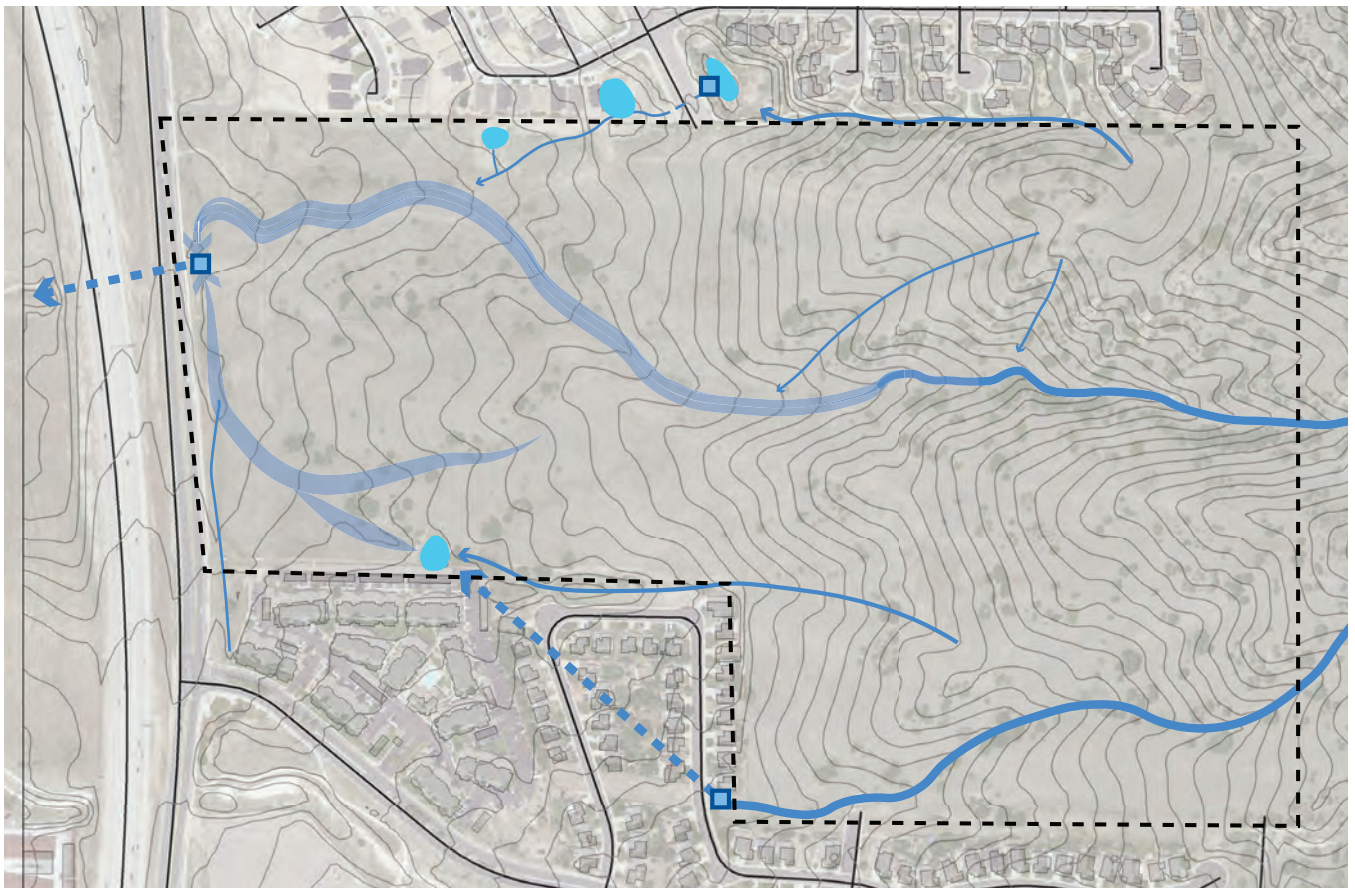


Figure 4.80. Site Drainage Network (McCoy (2019))

Site Development Plan

Overview

The site is currently Douglas County land and not owned by Castle Rock, however Castle Rock plans to acquire the land in the future. The site is divided into two separate properties, each with preliminary development plans that correspond with one another. Based on the development plans, I intend on maintaining the Woodlands Blvd. road alignment, and the mixed use district in the Pioneer Ranch Development Plan. I intend on modifying the east-west road alignment, and some of the residential zones, in order to achieve the design goals established in this report.

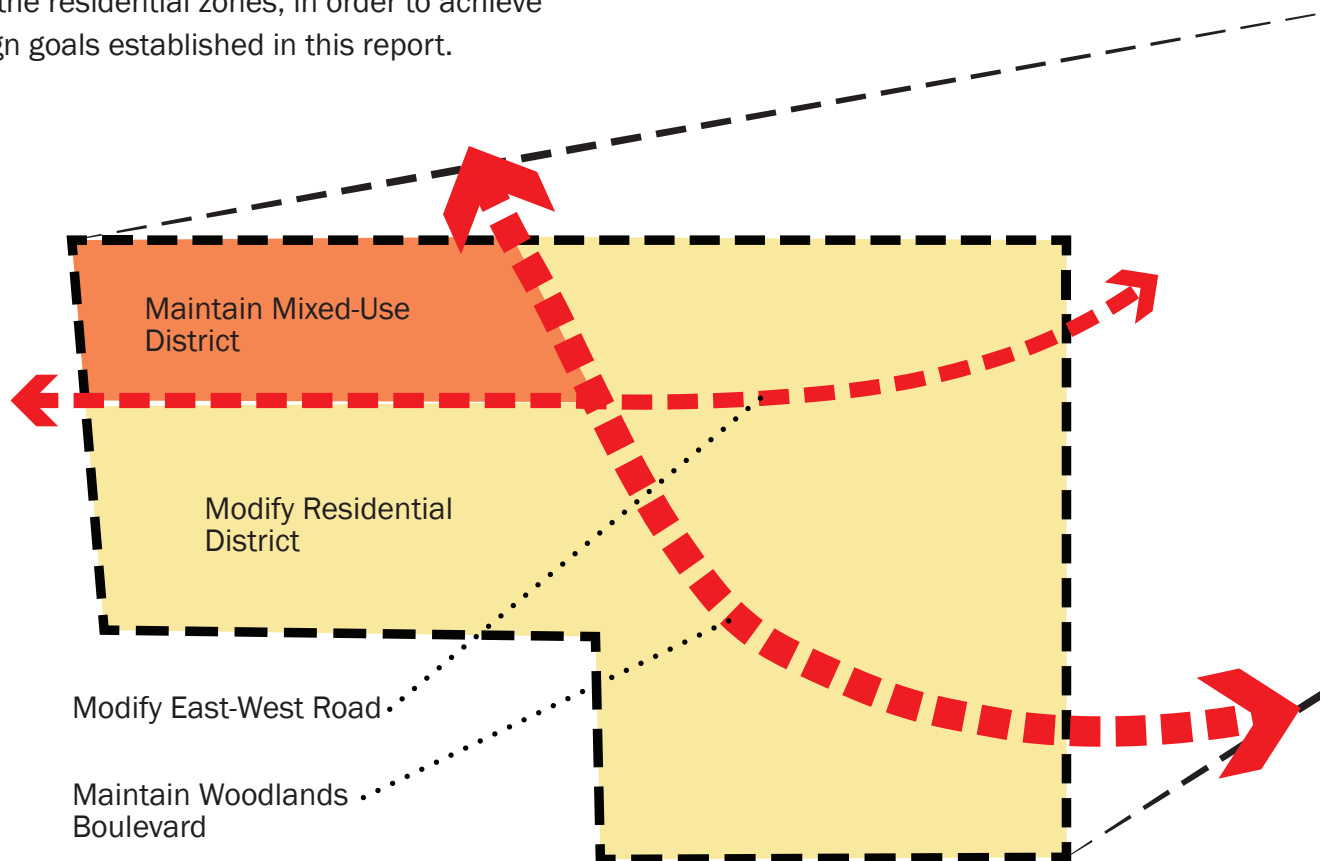
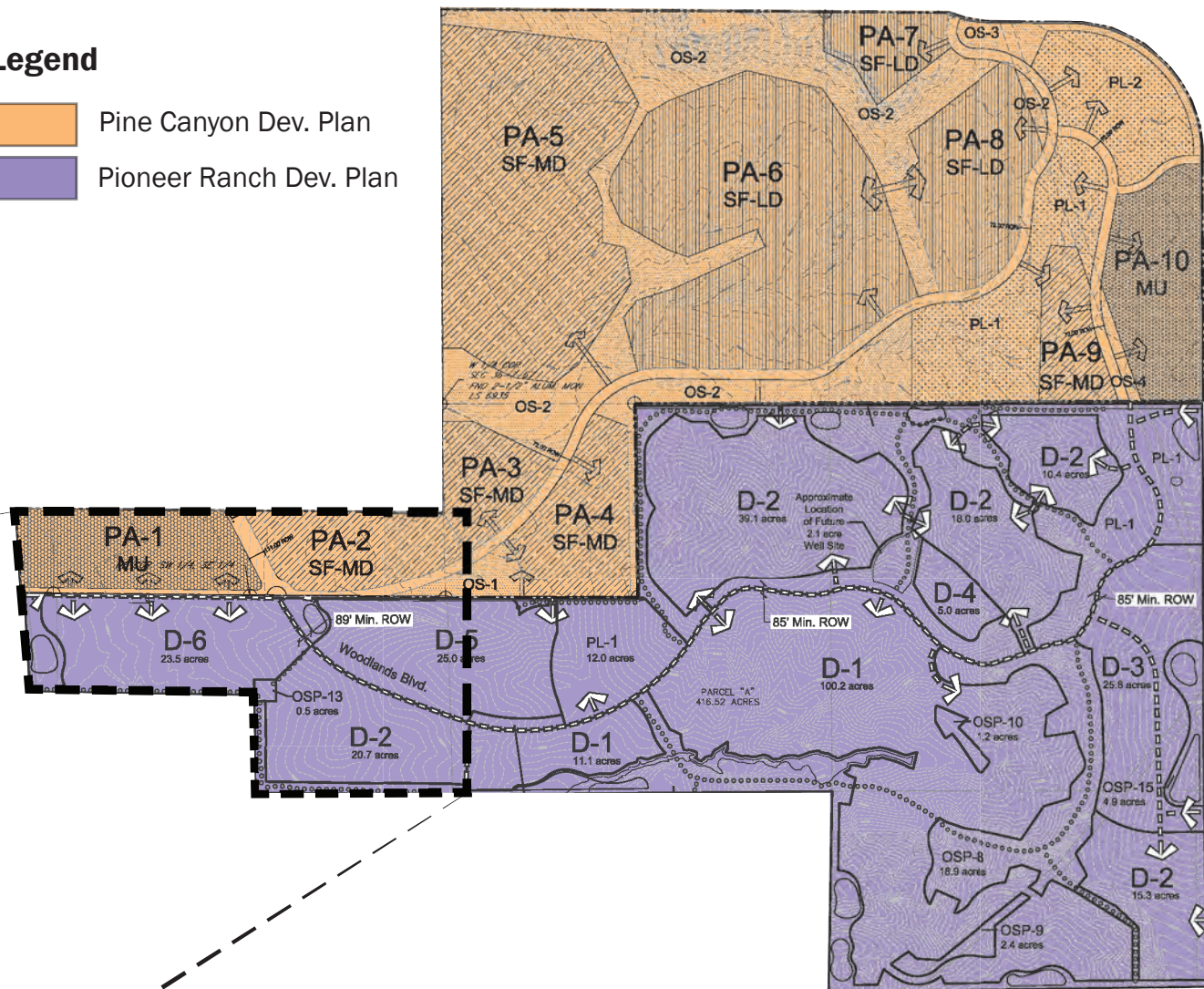


Figure 4.81. Site Development Plan (McCoy (2019))

Legend

- Pine Canyon Dev. Plan
- Pioneer Ranch Dev. Plan



Site Analysis Summary

Overview

Analyzing the site and its surroundings informed more specific design opportunities and constraints that help translate previous interview and precedent findings into a tangible design. This analysis also yielded additional findings that inform the programming, layout, and design details.

Findings to Design

The following findings correspond with figure 4.82.

- 1- Site Approach Study
- 2- Greenspace Adjacencies
- 3- On Site Observations
- 4- Slope Suitability Study
- 5- Site Drainage Study
- 6- Site Development Plans

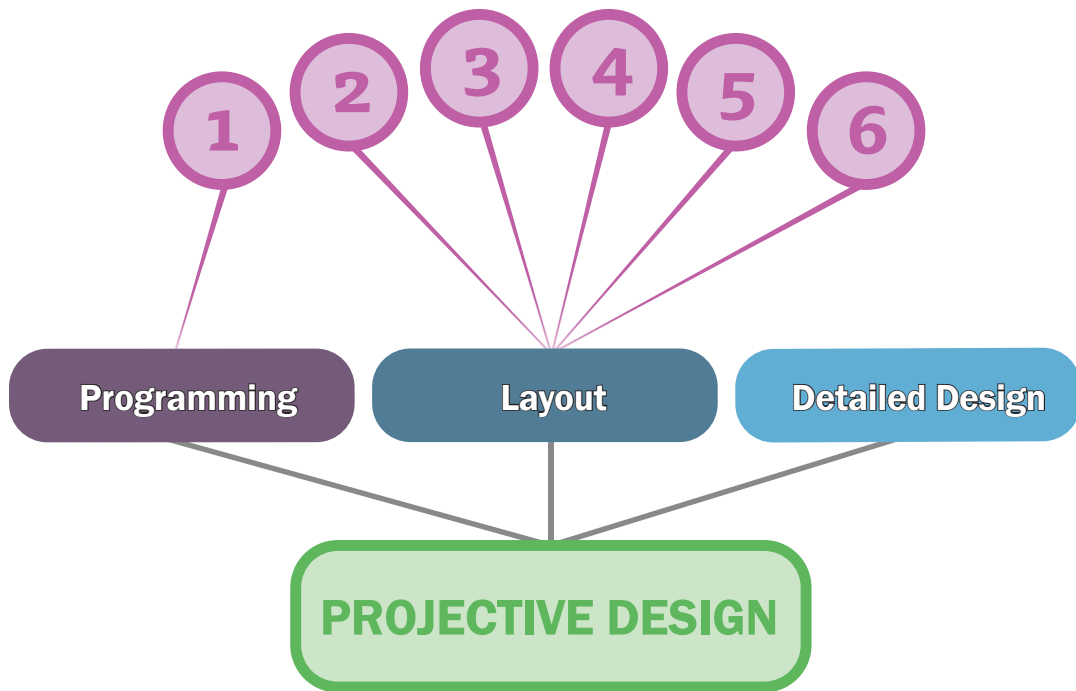


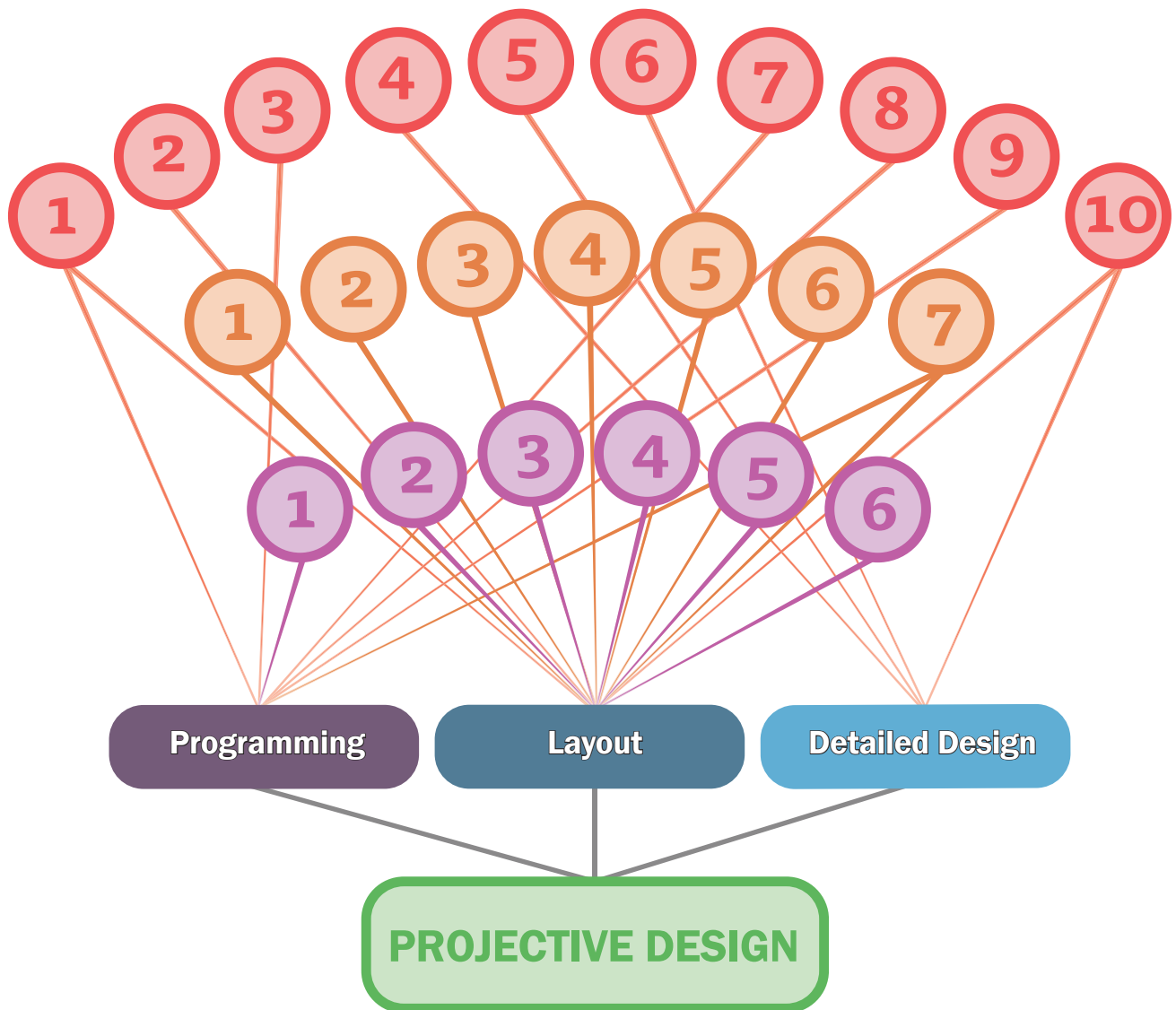
Figure 4.82. Site Analysis key findings related to design (McCoy, 2019)

4.4 Findings Conclusion

Overview

Analyzing precedent studies, interview responses, and site conditions has provided a solid foundation for a projective design. Each method of analysis had key findings that directly impacted the projective design. In addition to the key findings, each method had secondary findings and considerations that were discussed in this section, but are not directly linked to the projective design. Secondary consideration are important background knowledge, but are not totally necessary to understand the design decision making. The link between key findings and the projective design is shown in figure 4.83.

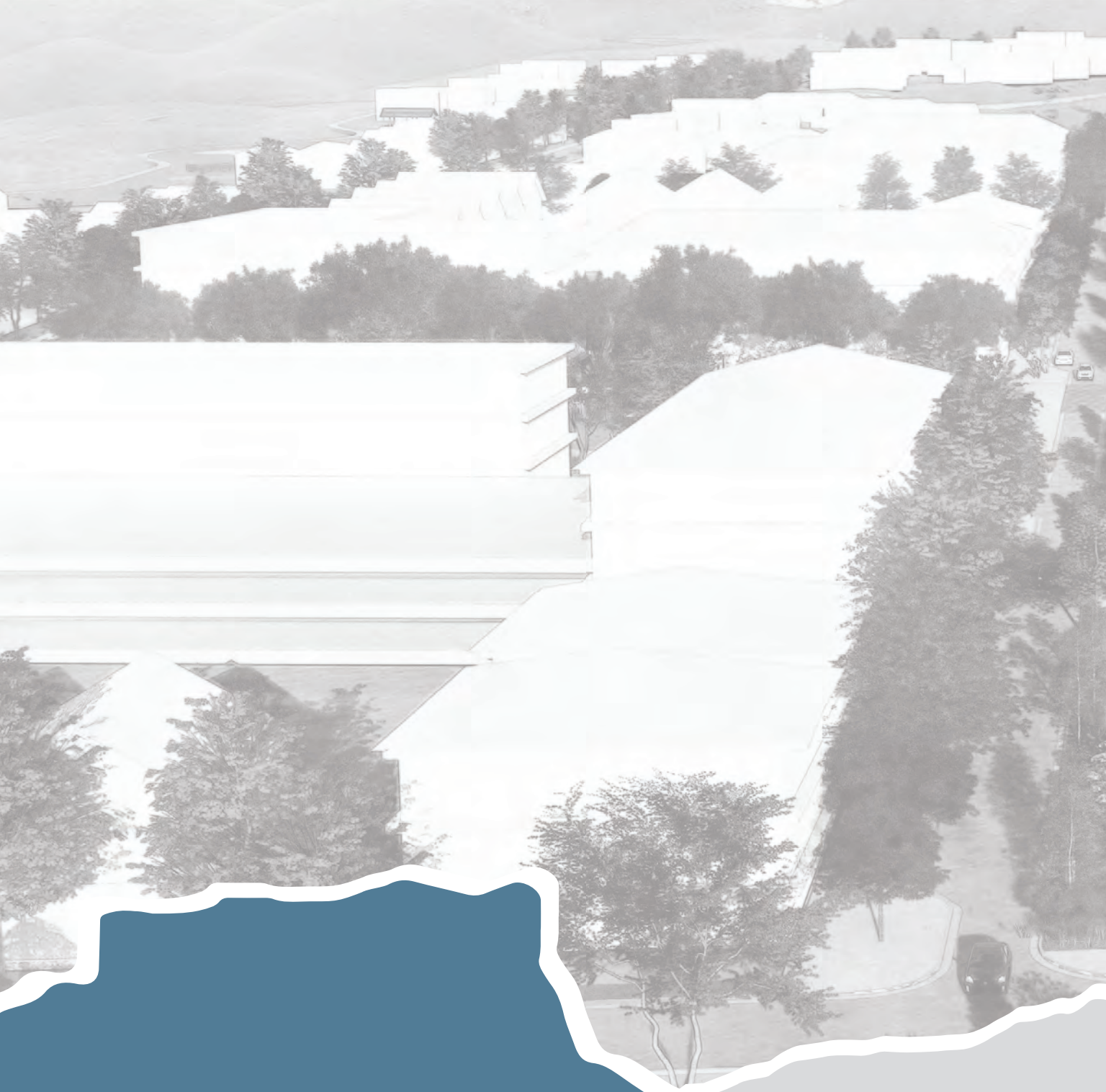
Moving forward, the design chapter will refer back to key findings in order to justify design decision making. The projective design is meant to illustrate how findings can be translated into a tangible design that promotes the responsible growth of Castle Rock in a place based environment.



Legend

- Interview Findings (pg. 109)
- Precedent Study Findings (pg. 83)
- Site Analysis Findings (pg. 125)

Figure 4.83. Key findings from methods related to design (McCoy, 2019)



5

Design



Design Overview

Design Intent

The projective design demonstrates how Castle Rock can incorporate a responsible form of growth that contributes to the city's sense of place and preserves visual character. This design builds upon all literature and research findings previously mentioned in this report. This section reveals the design, but more importantly it shows how the design addresses many of the key findings, in order to validate design decision making.

The projective design is not meant to provide a finalized development plan, but rather a conceptual design that illustrate the findings from this report without getting into the detail required to implement the development.

Design Process

The projective design focuses on 3 specific design stage that were critical to the success of the design, and were use collectively to inform the final design.

- Programming
- Layout
- Details

The key findings that influence each design stage are shown in numerous diagrams to convey the major considerations that were addresses during the design. The design process began at a high level by programming building and site uses that should be provided in the development. This impacted not only programmatic uses, but also the relationship and composition of the uses, ultimately leading to a loose development form. The design layout refined the development form, focusing heavily on the street network, building density, and drainage system. Lastly the design details used interview findings to add another layer of refinement that ensured the design was reflective of the character of Castle Rock.



Figure 5.1. Aerial Rendering (McCoy, 2019)

Plan Rendering

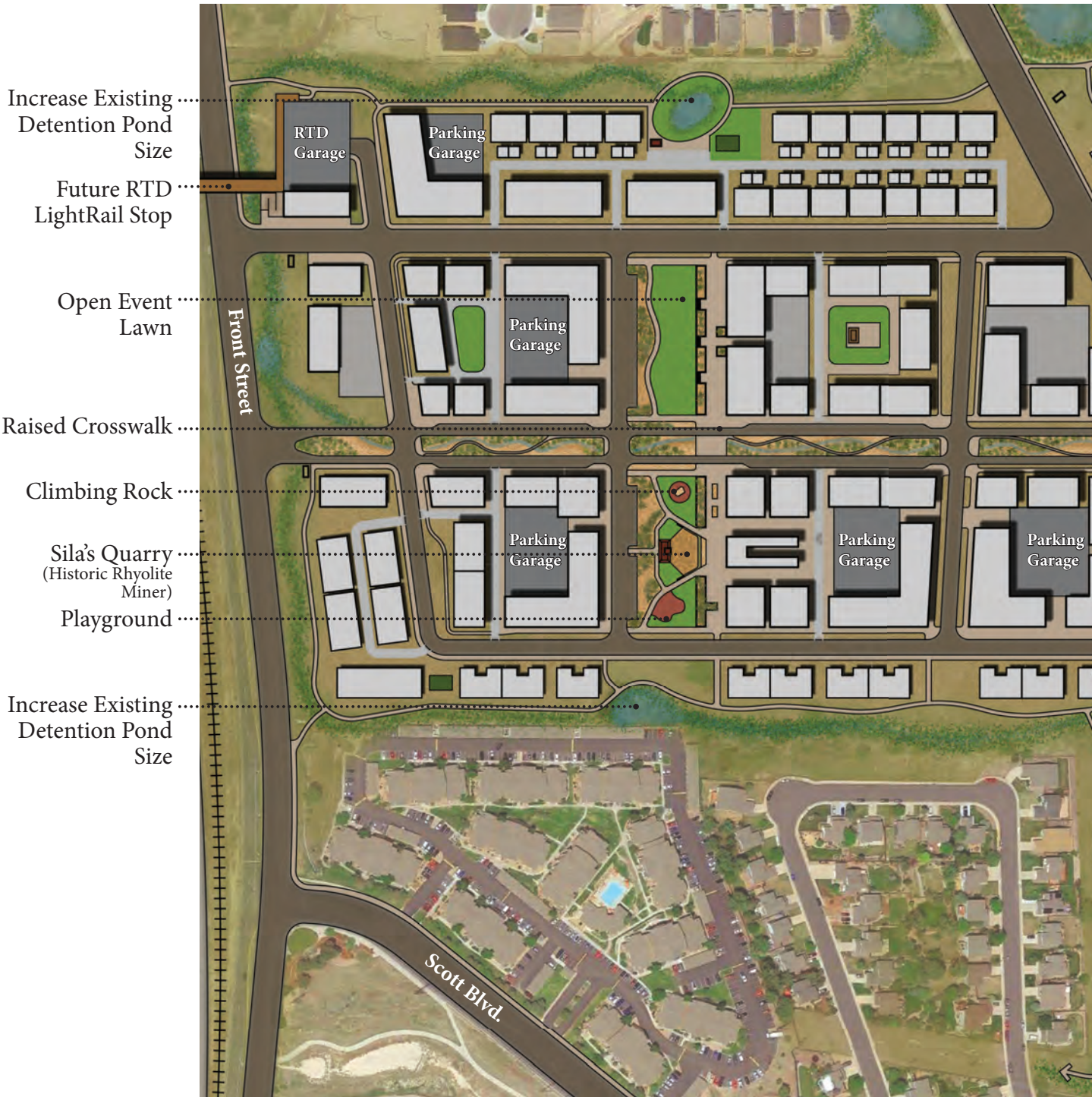
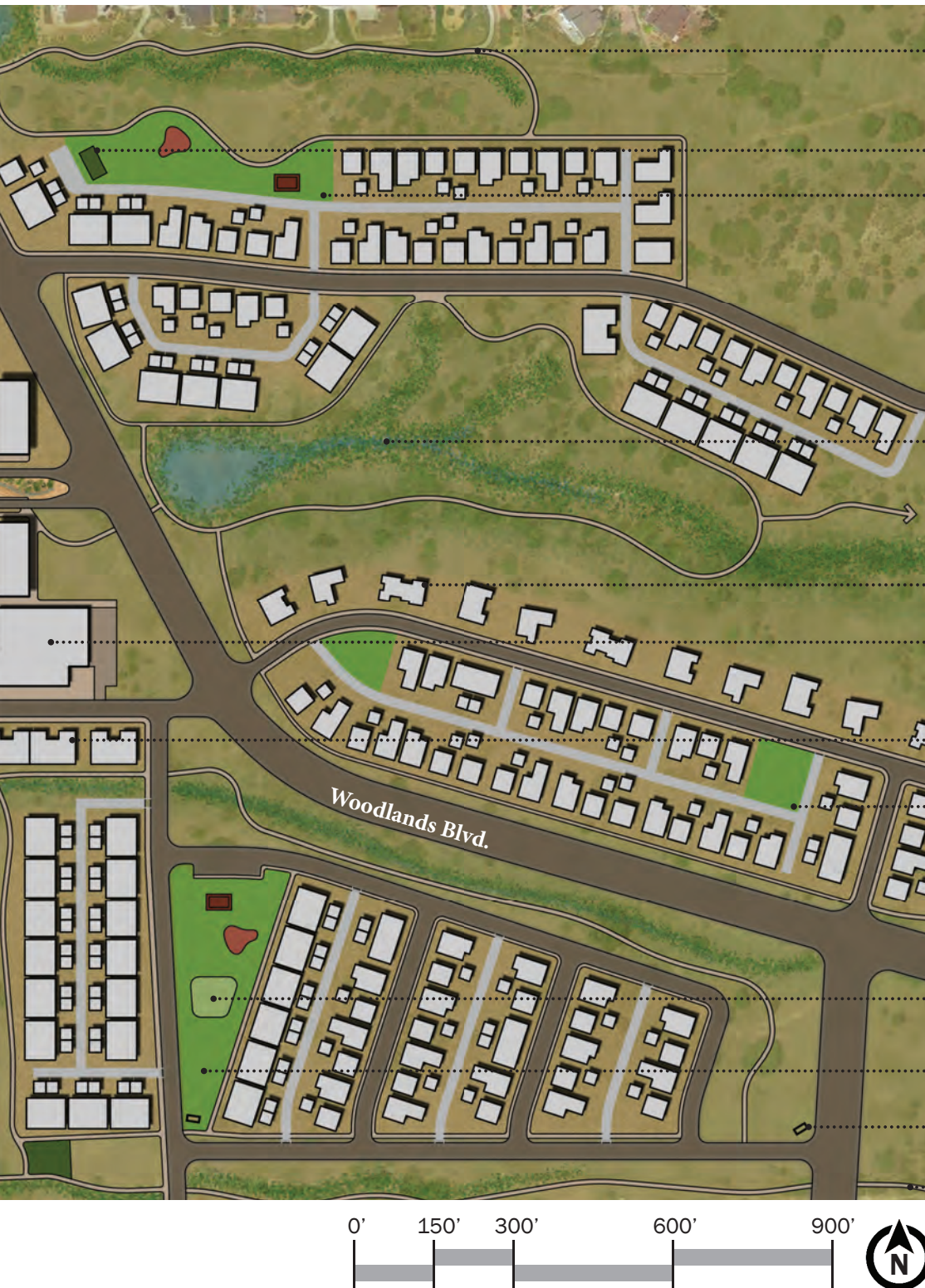


Figure 5.2. Plan Rendering (McCoy, 2019)



Connect to Existing Trail

Community Garden

Alley-Side park to Encourage Interaction with Neighbors

Preserve Drainage East of Woodlands Blvd.

High Income Homes

Grocery Store

Low Income Duplex Homes

Small Neighborhood Parks Meant to Encourage the Sense of Community

Dog Park

Scott Park
(Historic Land Owner)

Cohesive Entry Signage

Connect to Existing Trail Network



5.1 Design Programming

Design Programming Process

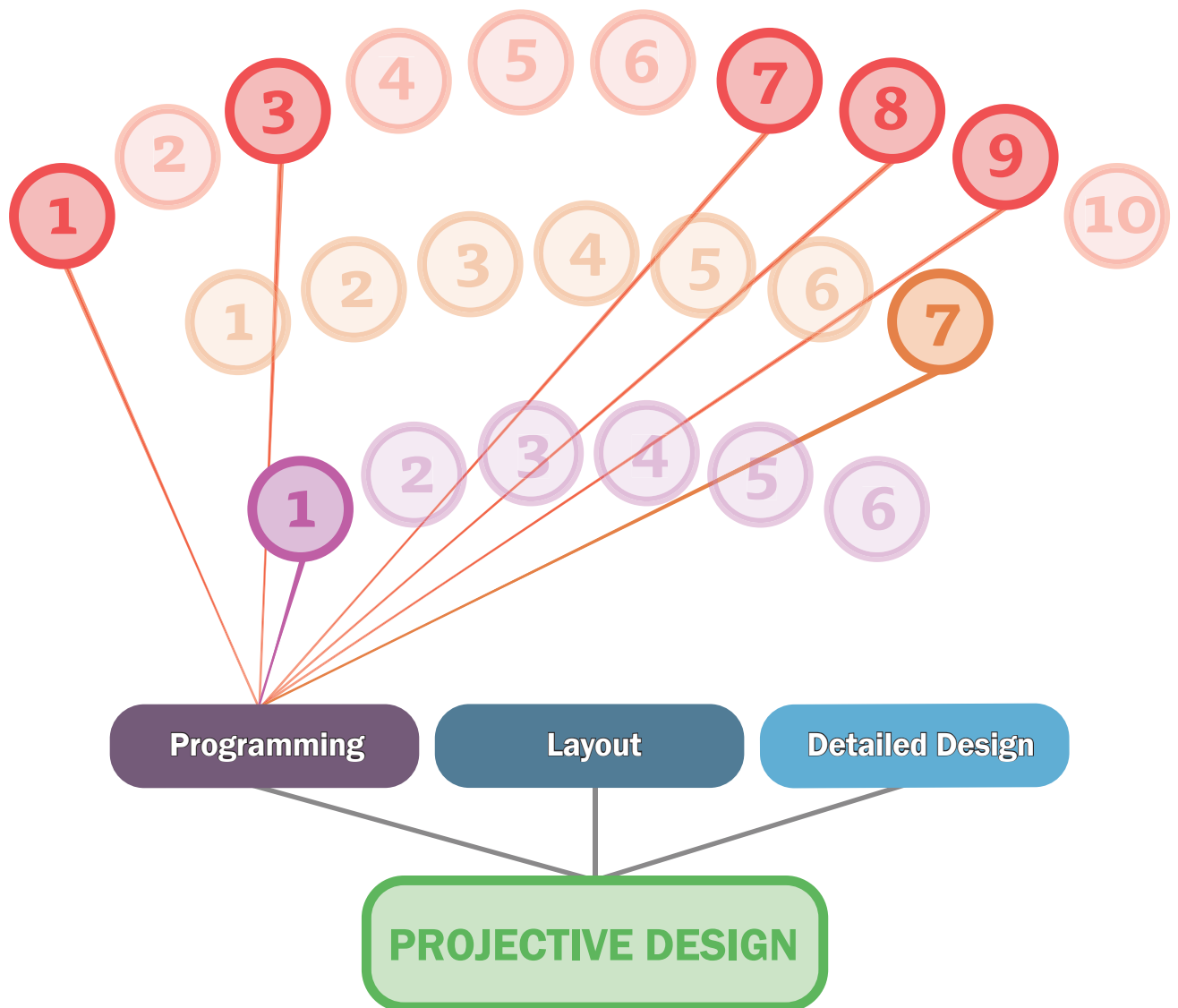
The overall goal of programming in the projective design is to provide residents with a desirable lifestyle that encourages social interaction. The design programming process began by identifying which findings impact the program of the projective design, and then determining how they could be best interpreted in the design. Site analysis informed how the design will benefit from its surroundings developments, more specifically high leverage locations and openspace connections. Interviews played a big role in the design programming, by determining what Castle Rock residents value the most in their city, and what they would like to see more of in the future. Precedent studies informed the program by providing a variety of examples that the projective design could learn from and build upon.

Specified Programs

- Common space for community gatherings
- On-site openspace, and connections to surrounding open space
- Indoor and outdoor recreational opportunities
- Future RTD public transit hub
- A neighborhood market
- Small neighborhood parks

Suggested Uses within the Town Center

- Ground floor retail stores and specialty shops
- Sit down restaurants and grab-and-go dining (breakfast, lunch, and dinner)
- Office space overlooking commons
- Stores that attract all age groups



Legend

- Interview Findings (pg. 109)
- Precedent Study Findings (pg. 83)
- Site Analysis Findings (pg. 125)

Figure 5.3. Findings to Design Program (McCoy, 2019)

Overall Programming

General Programming Strategy

The general strategy used in programming the projective design was to create a town center district and a neighborhood district. The town center district will include a large variety of building uses and activities, while the neighborhood district will be predominantly homes, parks, and openspace.

Legend

- RTD Transit Hub
- Mixed-Use Development
- High Density Homes
- Medium Density Homes
- Programmed Outdoor Space
- Openspace



Figure 5.4. Broad Programming (McCoy, 2019)

Estimated Building Use Metrics

Detached Homes = 117
Attached Homes = 176
Condo. Units ≈ 400
Commercial sq. ft. ≈ 350,000

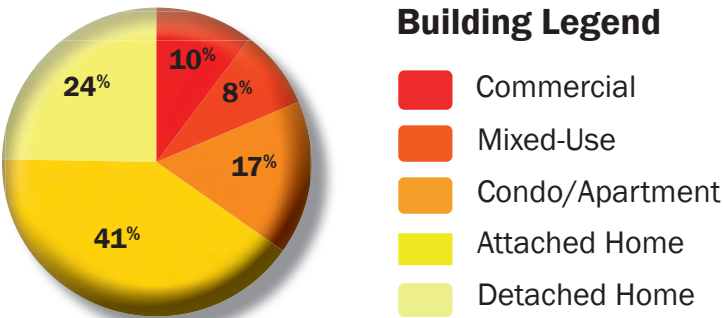


Figure 5.5. Building Use Plan (McCoy, 2019)



Figure 5.6. Building Use Plan (McCoy, 2019)

Town Center Programming

Specific Town Center Programming

The town center programming was designed to encourage constant activity and social interaction. The core of the town center is a large outdoor common space that directly connects to a variety of building uses. The common space will be able to host large community events on the weekends, while providing a lunch destination and evening social space during weekdays. Neighborhoods to the east remain within walking distance to the town center, while being able to live in a quieter traditional neighborhood.

Legend

- RTD Transit Hub
- Commercial Development
- Mixed-Use Development
- Condominiums/Apartments
- Attached Residential
- Detached Residential
- Programmed Outdoor Space
- Openspace

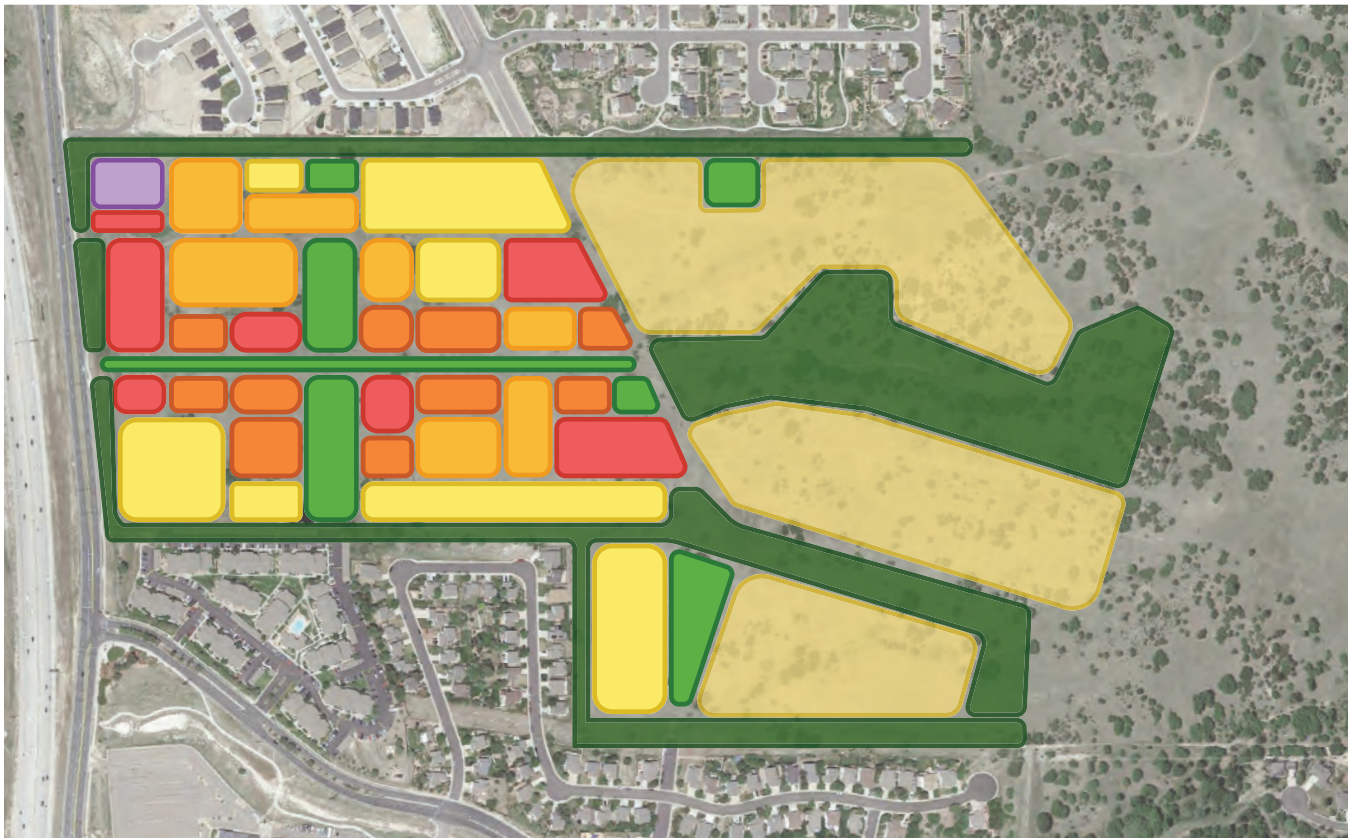


Figure 5.7. Town Center Programming (McCoy, 2019)



Figure 5.8. Commons Building Section (McCoy, 2019)



Figure 5.9. Town Center Multiple Activities (McCoy, 2019)

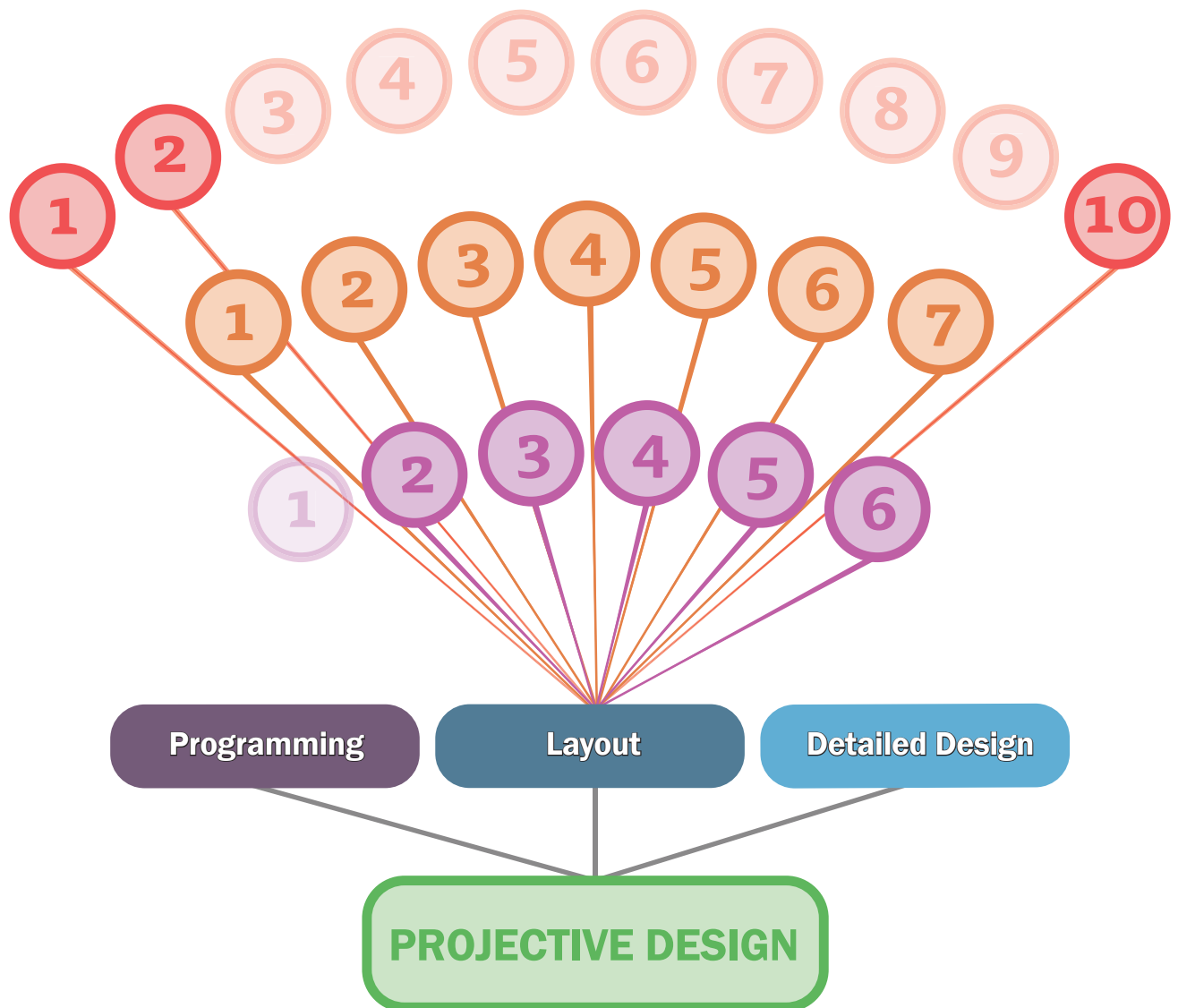
5.2 Design Layout

Design Layout Process

The layout of the projective design responds to many different findings. Site analysis findings had the largest impact on the layout because they informed site specific opportunities and constraints that were critical to the success of the projective design. Precedent study findings helped guide the form and dimensions of the design, based on common strategies used in precedent communities. Interview findings also helped inform the design with strategies that would encourage users to instill a sense of place with the development.

The process of creating the design layout began by addressing the precedent study, and interview findings. Identifying how these findings could be incorporated into the design provided a foundation that could then be filtered through the site analysis findings, to create a tangible design layout for the site.

Slope suitability, drainage, and views of The Rock were the most influential factors that guided the design layout. The design maintains the proposed location of Woodlands Boulevard, indicated in the site development plans, because it appear to be the most suitable location. Also, openspace was designated in areas unsuitable for development, and connections were made to the surrounding trail network.



Legend

- Interview Findings (pg. 109)
- Precedent Study Findings (pg. 83)
- Site Analysis Findings (pg. 125)

Figure 5.10. Findings to Design Layout (McCoy, 2019)

Design Suitability

Suitability Plan

Slope suitability is a major constraint that prevents building density on site. The slope suitability study determined that the eastern portion of the site was the only area suitable for high density development. Land west of the proposed Woodlands Boulevard is only suitable for low/medium density residential development. Areas unsuitable for development were used as openspace. Refer to page 119 for building type suitability.

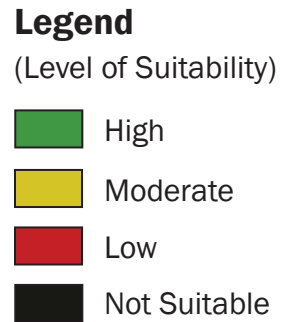


Figure 5.11. Suitability Plan (McCoy, 2019)








Figure 5.12. Aerial Rendering (McCoy, 2019)

Drainage Design

Existing Drainage

Drainage studies revealed that the site is located in a small watershed, roughly 250 acres, that transports water from east to west into a drain inlet that moves water under I-25 toward East Plum Creek. Drainage routes on site are minor, however they can be flashy due to the lack of vegetation. With this in mind, the design maintains the overall stormwater flow on site while rerouting peak flows around development, and slowing down the water before it leaves the site.

Legend

-  Drainage Route
-  Less Channelized Sheet Flow
-  Stormwater Pipe
-  Drain Inlet
-  Detention Basin

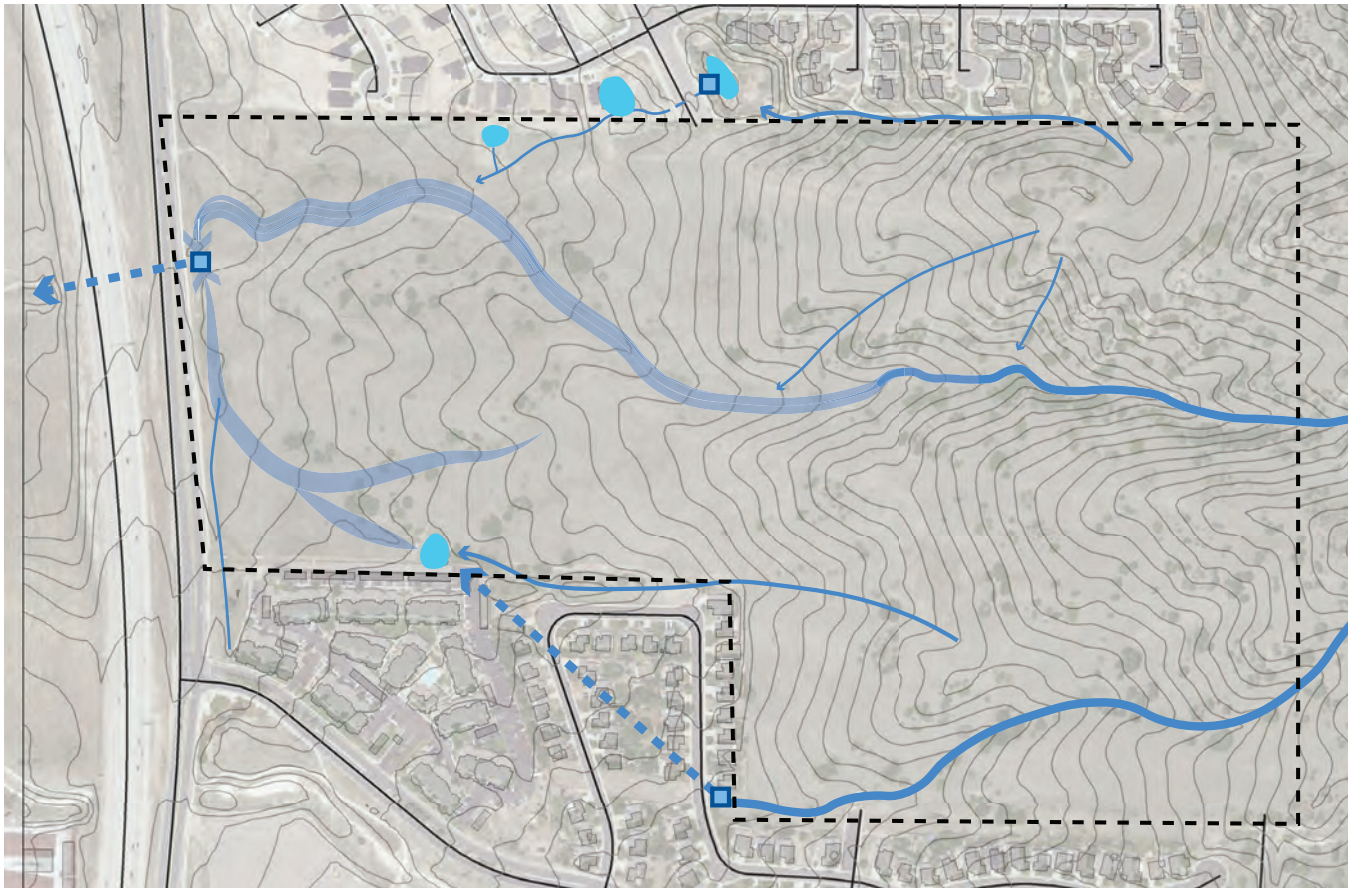


Figure 5.13. Existing Drainage (McCoy, 2019)

Proposed Drainage Plan

By maintaining the proposed location of Woodlands Boulevard, the existing drainage routes will need to be altered. This provides an opportunity to create an artistically designed drainage system with stormwater terraces, detention ponds, rich vegetation, and a naturalized appearance. The proposed drainage plan also provides additional water storage space to account for the increased runoff of the proposed development.

Legend

- Stormwater Terrace
- Drainage Route
- Stormwater Pipe
- Drain Inlet
- Detention Basin

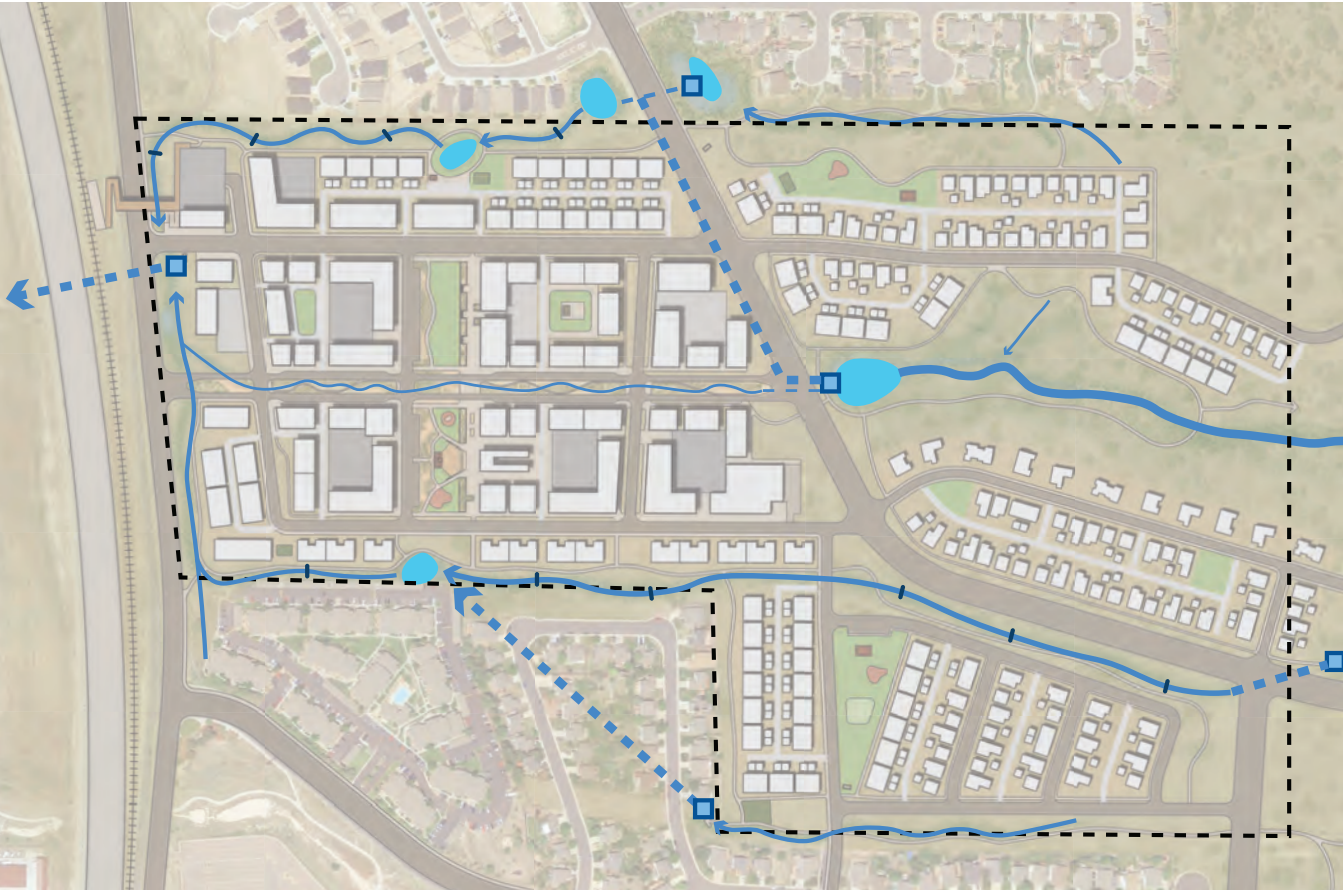


Figure 5.14. Proposed Drainage (McCoy, 2019)

Artful Drainage Design

The drainage design encourage people to interact with water by having a trail network that runs beside the majority of the drainage network. Outdoor spaces utilize detention ponds as a dynamic amenity for residents, especially after storm events while water slowly exit the site. Park spaces adjacent to the drainage network provide a variety of activities including children's play, community gardening, relaxation, dog parks, and outdoor pavilions for small gatherings.



Figure 5.15. Stormwater Drainage Route (McCoy, 2019)



Directing Views

Viewshed

The selected site is in the viewshed of The Rock, which is the most prominent landform in the city. The design layout aims to direct people's views to The Rock by aligning streets and outdoor spaces toward the landmark whenever possible. Views of The Rock are highly appreciated by Castle Rock residents, and the presence of The Rock will help strengthen the community's sense of place. In addition, the slope of the site allows for views of the Rocky Mountains to be preserves over the town center development.

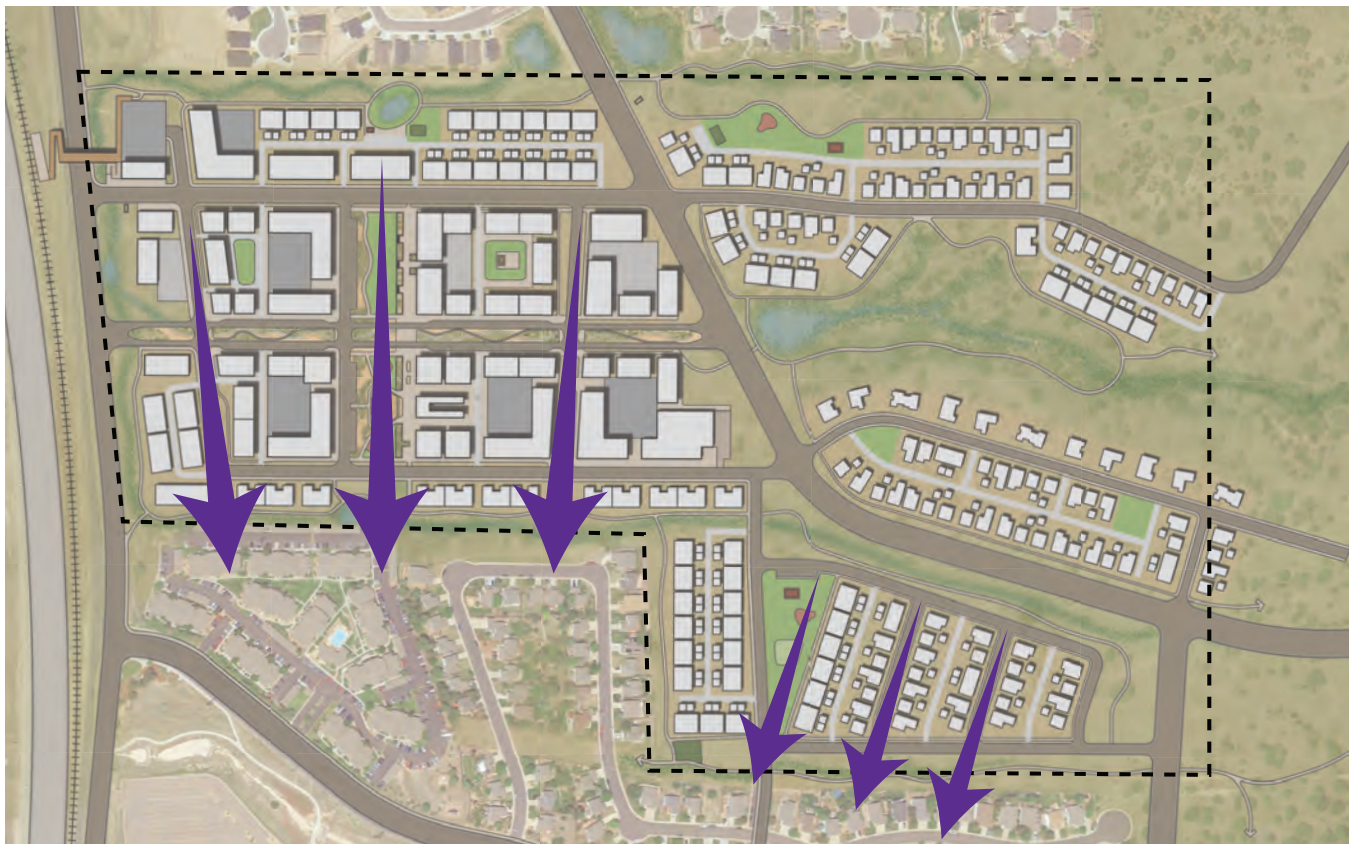


Figure 5.16. Views to The Rock (McCoy, 2019)



Figure 5.17. Street View Directed to the Rock (McCoy, 2019)

5.3 Design Details

Design Details Overview

The intent of providing design details is to demonstrate how the projective design can incorporate characteristics from the history and culture of Castle Rock. Materiality, signage, and detailed designs are typically not completed this early in the design phase. However, this section will selectively show detailed views to communicate how the design is reflective of interview findings. The design details discussed in this section can also be used to guide future designs throughout Castle Rock, to ensure they are reflective of the community's character.

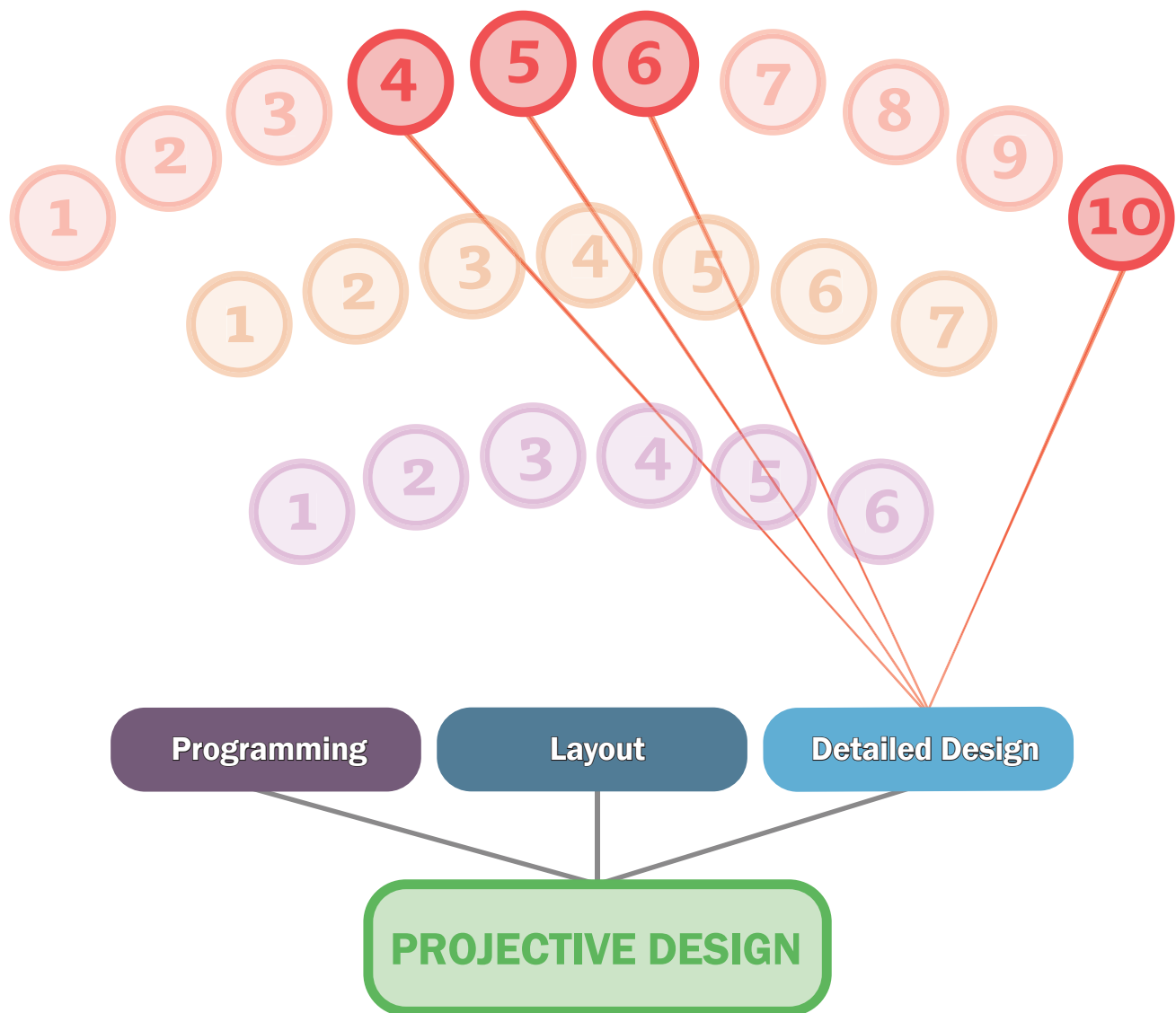
Design details are informed from interview findings, and will specifically address the following findings previously discussed in this report:

4 - Downtown is the most historically significant location in Castle Rock

5 - Present day interpretations of the city's history are mostly unnoticed

6 - Rhyolite, and ranching are the most commonly recognized vernaculars of Castle Rock

10 - Water is a large concern for the community, and it is important to envision water wise development



Legend




-  Interview Findings (pg. 109)
-  Precedent Study Findings (pg. 83)
-  Site Analysis Findings (pg. 125)

Figure 5.18. Findings to Design Details (McCoy, 2019)

Referencing Downtown Castle Rock

Interview findings indicated that downtown Castle Rock is the most historically significant location in the city. Interviews also indicated that new developments should not try to replicate downtown, or “mock” the historic building styles. With this in mind it is important to create similar experiential qualities as downtown, without directly replicating the aesthetics.

Castle Commons borrows subtle characteristics found in the historic downtown, while also referencing significant historic events in Castle Rock that happened outside of downtown. A long alley of trees encloses castle commons, similar to the historic downtown stretch before the trees were removed and replaced with smaller street trees. A string of overhead lights is used to illuminate the Commons, similar to the downtown overhead lights. Also more subtle historic references are used such as a sunken pit used for small performances and daytime socializing. This pit references the rhyolite quarries that were extremely significant in city’s history.



Figure 5.19. 1-4 - Downtown Materials (McCoy, 2019)

Figure 5.20. 5 - Downtown Overhead Lights (McCoy, 2019)

Figure 5.21. 6 - Historic Downtown Trees (McCoy, 2019)

Figure 5.22. 7 - Historic Rhyolite Quarry (McCoy, 2019)

Figure 5.23. Castle Commons Character Rendering (McCoy, 2019)



Historic Interpretation

Interview findings indicated that modern interpretations of history are mostly unnoticed by Castle Rock residents. With this in mind, it is important to provide signage that teaches the community about the historic significance of Castle Rock. Modern day interpretations of history allow future developments to be linked with historic events, and ultimately strengthen the city's sense of place.



Figure 5.24. Interpretive Signage (McCoy, 2019)

Vernacular References

Interview findings indicated that rhyolite mining and ranching are the most commonly noticed vernaculars by Castle Rock residents. Castle Rock's railroad historic is not a commonly recognized, however subtle railroad references will be incorporated into the design to ensure that the railroad vernacular will remain prevalent in the future city. Rhyolite mining and ranching will be more noticeable in the architectural styles

used in the projective design. Homes should be vernacular craftsman style, with simple facades, and public space pavilions should will strongly relate to “barn style” buildings.



Figure 5.25. Railroad Vernacular Reference (McCoy, 2019)

Water Conscious Design

Since water availability is a large concern in Castle Rock, xeriscape landscapes should be used to reduce water usage on site. Considering the flashy drainage habits of the site, an artfully designed dry stream bed is incorporated into the town center road median. This dry stream bed will occasionally move water during storm events, but remain dry during the majority of the year. Xeriscape landscape should be used in all residential lots, minimizing private lawns.

Public spaces will provide lawns to encourage activities to take place in shared parks and outdoor spaces.



Figure 5.26. Xeriscape Drainage (McCoy, 2019)

Additional Design Detail Considerations

Architectural aesthetics strongly influence sense of place, and should be used to aid the historic and vernacular references created in the site design. Residential architecture should reference the homes found in the Castle Rocks historic Craig and Gould Neighborhood. An in-depth explanation of the architectural styles found in Castle Rock can be found at <https://www.crgov.com/1890/Historic-Preservation>.

Additional design details not mentioned in this section, such as light poles, paving patterns, and wall details, should be interpreted from the design details of downtown. Castle Rock's historic preservation plan identify a number of historic qualities found in the downtown district, many of which could be applied to the details of this projective design. The historic preservation plan can be found at <https://www.crgov.com/1890/Historic-Preservation>.



Figure 5.27. Castle Rock Architectural Style (McCoy, 2019)

5.4 Broad Application

Overview

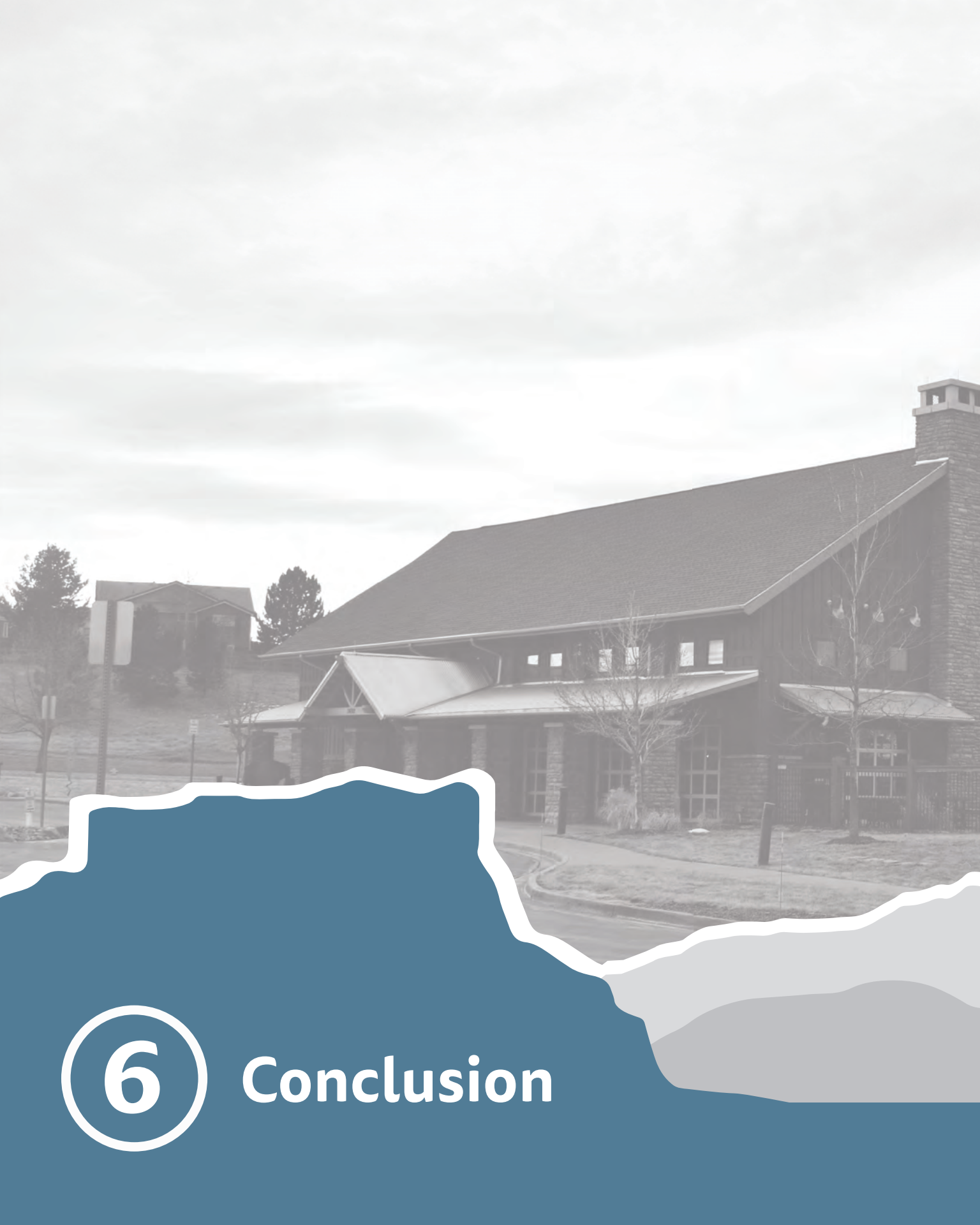
The intent of this report was to demonstrate how Castle Rock can incorporate responsible growth strategies that allow the city to grow sustainably, while maintaining the city's character and strengthening sense of place. The design application what demonstrated on specific site in Castle Rock, however the key findings that informed the projective design can be incorporated into nearly any future development in Castle Rock. Addressing the findings from this report in future developments will strengthen the sense of place throughout Castle Rock, and ensure that new developments are grounded in the history and culture of the city. Precedent study and interview findings can be used directly in the design of other developments in the city, but site analysis will need to be recreated based on the specific site conditions.

Castle Rock is not the only city facing a growth dilemma. There are numerous cities throughout the country that are experiencing a similar issue, or will be faced with the issue in the near future. This report can help inform a variety of developments in growing cities across the

country. Precedent study findings can be directly used in other cities, however interviews and site analysis will need to be recreated based on similar parameters used in this report. A site analysis similar to the one conducted in this report is used to inform most development of this nature, however interviews are rarely used to inform design. Interviewing members of the community is highly recommended, because it teaches designers about how residents view their environment, and provides insight on the values of the community. Overall, the process used in this report can be replicated across the country to inform placemaking strategies that can be used in future developments to ensure that they are more reflective of the city's history and culture.



Figure 5.28. Downtown Outdoor Space (McCoy, 2019)



6

Conclusion



Limitations

The majority of limitations were time related and this has influenced the recommendations for future research. It would have been beneficial to interview more people who had recently moved to Castle Rock, to better understand the qualities of the city that influenced their decision to move. There could always be more interview data that impacts the design, and perhaps more interviews would have led to additional findings. Also, it would have been beneficial to visit all of the precedent studies, in order to better understand the experiential qualities of the development. In addition, it would have been beneficial to carry the projective design further into details in order to better convey the experiential qualities, and specific site metrics of the design.

Future Research

Looking forward beyond the extent of this report, it would be beneficial to create a framework that could be used by cities to achieve a similar result as this report. A framework could outline the recommended process that a city should follow when implementing a high density development grounded in the city's sense of place. Future research should also analyze to what degree citizens recognize historic interpretations in their city, and whether or not historic relevance corresponds with any additional community benefits.

Conclusion

In conclusion, I believe that this project has the potential to change the way cities and developers handle population growth. My goal is that cities will be better equipped to prepare for the future demand of their residents, and allow community members to enjoy a high quality of living in future developments.

Castle Rock is at a crucial turning point in its development, and the decisions made now will greatly impact how residents view their city in the future. Castle Rock will never be the small town that it used to be, but moving forward it will be important for them to learn from their past as a way of inspiring the future. Downtown will always be the most historically significant district in the city because of the historic buildings and community gathering traditions that still live on today. Future developments should learn from this and provide historic references, and gathering places for the community to create new traditions. This will help ensure that the future of Castle Rock is evolving from its history and culture, rather than building a new future based on practices used in other Front Range cities.

Reflecting on my personal experience in creating this report, I am happy with the knowledge I've gained and the final product produced. I selected the topic of this report based on my personal interest in improving people's quality of life, and reducing sprawling cities. I believe that the result of this report has the potential to greatly improve the sense of place of Castle Rock, and help incorporate some of the unique characteristics of the past, into the future.

If nothing else is learned from this report I hope that readers understand the value of place, and the potential of cities to utilize their history and cultural landscape to build a better future.



7

Appendices



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IRB Approval Letter



University Research Compliance Office

TO: Dr. Amir Gohar
Landscape Architecture/Regional and Community Planning
1089 Seaton Hall

Proposal Number: 9535

FROM: Rick Scheidt, Chair
Committee on Research Involving Human Subjects

DATE: 12/05/2018

RE: Approval of Proposal Entitled, "Preserving Place: An Urban Design Strategy for Incorporating Existing Town Character into a High Density Development in Castle Rock, CO."

The Committee on Research Involving Human Subjects has reviewed your proposal and has granted full approval. This proposal is **approved for one year from the date of this correspondence, pending "continuing review."**

APPROVAL DATE: 12/05/2018

EXPIRATION DATE: 12/05/2019

Several months prior to the expiration date listed, the IRB will solicit information from you for federally mandated "**continuing review**" of the research. Based on the review, the IRB may approve the activity for another year. **If continuing IRB approval is not granted, or the IRB fails to perform the continuing review before the expiration date noted above, the project will expire and the activity involving human subjects must be terminated on that date. Consequently, it is critical that you are responsive to the IRB request for information for continuing review if you want your project to continue.**

In giving its approval, the Committee has determined that:

☒
☐

There is no more than minimal risk to the subjects.
There is greater than minimal risk to the subjects.

Interview Consent Form



Institutional Review Board (IRB) Informed Consent Template Form

comply@k-state.edu | 785-532-3224

PROJECT TITLE:

Preserving Place: An Urban Design Strategy for Incorporating Existing Town Character into a High Density Development in Castle Rock, CO

PROJECT APPROVAL DATE: 12/05/18 PROJECT EXPIRATION DATE: 12/05/19 LENGTH OF STUDY: 15 min

PRINCIPAL INVESTIGATOR: Amir Gohar

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IRB CHAIR CONTACT INFORMATION: Dr. Rick Scheidt: 785-532-3224

PROJECT SPONSOR:

PURPOSE OF THE RESEARCH:

The purpose of this study is to better understand the specific elements that influence and create the character of Castle Rock, CO. The intent is for you to describe your honest opinion as it relates to the question. There is no right or wrong answer. Your response will be used collectively to distinguish the specific characteristics that influence the identity of Castle Rock, and incorporate them into an urban design. The goal of this study is to set a precedent for future developments to build upon the existing characteristics of the town, as opposed to generic non-regional development of buildings, streets, and open spaces frequently associated with growing communities

PROCEDURES OR METHODS TO BE USED:

The following study will ask you questions that prompt descriptive explanations the possibility for back and forth dialog.
Part 1 prompts short answers about your residency
Part 2 prompts descriptions of your perception of the character of Castle Rock

IRB Informed Consent Template Form

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PARENT/GUARDIAN APPROVAL SIGNATURE: Date:

Terms of participation: I understand this project is research, and that my participation is voluntary. I also understand that if I decide to participate in this study, I may withdraw my consent at any time, and stop participating at any time without explanation, penalty, or loss of benefits, or academic standing to which I may otherwise be entitled.

I verify that my signature below indicates that I have read and understand this consent form, and willingly agree to participate in this study under the terms described, and that my signature acknowledges that I have received a signed and dated copy of this consent form.

(Remember that it is a requirement for the P.I. to maintain a signed and dated copy of the same consent form signed and kept by the participant).

PARTICIPANT NAME:

PARTICIPANT SIGNATURE: Date:

WITNESS TO SIGNATURE: (PROJECT STAFF) Date:

Precedent Study Matrix

	1	2	3	4	5	6	7	
Precedents (Right)	Stapleton Town Center	Prospect New Town	Bradburn Village	Lenox Village	Baxter Village	Northwest Crossing	Brambleton	Average
Study Area Size (acres)	158	78	130	102	158	455	280	
Linear Feet of Road Road density	30,089 ft 190	14,636 ft 187	27,645 ft 212	16,916 ft 165	23,251 ft 147	72,673 ft 159	54,464 ft 194	179
Commercial Area % of Built	4.57 9.80%	.3 1.42%	2.64 8.79%	.99 3.78 %	5.99 24.30%	9.67 11.29%	5.93 9.44%	9.83%
Mixed-Use Area % of Built	6.90 14.80%	3.18 15.05%	.40 1.33%	5.09 19.46%	0	.22 .26%	1.07 1.70%	8.77%
Condo Area % of Built	12.92 27.72%	1.47 6.96%	4.25 14.16%	1.95 7.45%	0	3.10 3.62%	.87 1.38%	10.22%
Attached Housing Area % of Built	5.56 11.93%	2.80 13.25%	3.39 11.29%	11.70 44.72%	2.01 8.15%	5.42 6.33%	31.38 49.96%	20.80%
Detached Housing Area % of Built	16.63 35.68%	13.14 62.19%	19.03 63.39%	6.33 24.20 %	16.65 67.55%	67.25 78.51%	23.57 37.52%	52.72%
30Amenity Building Area % of Built	.03 .06%	.24 1.14%	.31 1.03%	.10 .38%	0	0	0	.65%
Total Building Area % of Study Area	46.61 29.50%	21.13 27%	30.02 23%	26.16 25.65%	24.65 15.60%	85.66 18.83%	62.82 22.44%	23.15%
Programmed Green Space % of Study Area	15.38 9.73%	9.60 12.31%	5.37 4.13%	3.06 3.00%	8.90 5.63%	27.11 5.96%	17.21 6.15%	6.70%
Naturalized Green Space % of Study Area	0	0	4.40 3.38%	12.50 12.25%	29.82 18.87%	34.26 7.53%	16.33 5.58%	9.52%

	1	2	3	4	5	6	7	
Precedents (Right)	Stapleton Town Center	Prospect New Town	Bradburn Village	Lenox Village	Baxter Village	Northwest Crossing	Brambleton	Average
Surface Parking % of Study Area	12.18 7.71%	1.27 1.63%	5.10 3.92%	7.47 7.32%	13.34 8.44%	18.27 4.01%	8.12 2.90%	5.13%
School Property % of Study Area	0	0	11.15 8.58%	0	10.32 6.53%	60.98 13.40%	0	9.50%
Town Center Commerical District Length (feet)	650	450	675	450	720	500	820	610
Town Center ROW (distance between buildings)	75	70	90	85	85	70	75	78
Town Center Block Length (CL to CL)	340	450	285	450	275	290	380	352
Typical Residential Block Length (CL to CL)	260	270	250	270	300	290	300	277

Highest Among Precedents

Lowest Among Precedents

Interview Short Answer Transcriptions

1. How long have you lived in Castle Rock?

- 39 years
- 42 years
- 40 years
- 27 years
- 58 years
- 73 years
- Worked here 14 months
- 21 years
- 4 months
- 5 years
- 31 years

2. What type of home do you live in? (e.g. apartment, town-home, house, duplex)

- Single Family
- Single Family
- Single Family
- Single Family
- Single Family
- Single Family
- Single Family
- Single Family
- Single Family
- Single Family
- Single Family
- Single Family

3. What neighborhood do you live in?

- 30 acre lots outside of town
- East of Craig and Gould neighborhood
- Castle Ranch
- Plum Creek
- East of Craig and Gould neighborhood
- Oak wood ridge
- East of Craig and Gould Neighborhood
- Searching for a home, in Meadows
- The Meadows
- Near craig and gould

4. What are your top 3 favorite characteristics of your neighborhood?

- Privacy, farm animals.

- It's nice to know that the neighborhood is done developing and there won't be any more buildings. I like living near a school, and a park. There is beautiful open space near my home. I like not having a HOA that tells people what to do.
- I like backing up to open space,
- Very close to downtown, and other conveniences
- It's quite, there's not more development around me, and most neighbors have lived there for a long time. People are moving in a fixing up the older houses.
- My neighbors
- The open space system, ridge line
- Family oriented neighborhood, close to schools
- I like having access to trails and open space.
- Walking distance from downtown, walk to work and restaurants

5. What are 3 of your least favorite characteristics of your neighborhood?

- I don't like the some of the houses around me are run down
- Lots of traffic leaving the neighborhood
- Nothing
- Increase in traffic
- I wish there weren't duplex homes in our neighborhood because they don't get taken care of as much as the homes.
- I think we pack the houses in too tight and they should be a little more spacious.
- Rentals get run down more than owned homes
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6. Do you feel that Castle Rock is unique from other Front Range cities? What characteristics distinguish Castle Rock from other cities such as Longmont, Loveland, or Boulder?

- Definitely, we are a free standing community and you have a sense of arrival/sense of place when driving to town. Unique Downtown
- A little bit unique, the people stay for a long

time rather than moving in and out. Land use surrounding the area prevent it from spreading out too much. Open space connections are unique and well done.

- Yes and No. Being so close to Denver, I think we adapted a lot of the cultural tendencies from Denver and surrounding areas. I think Castle Rock started as a cowboy town, but we have lost that. “we are Denver’s poor cousins”
- Yes, Castle Rock is very unique. We still have a smaller town feel than the other Front Range cities.
- Yes, I think Castle Rock has maintained its historic areas better than other cities. I also think you don’t see all the growth that happening when you’re in town, its more on the outskirts of town, but not easily visible.
- Yes, Castle Rock has an old time western feel, and special community events. We are also older and have more history than some other cities. “We have great bluffs that surround the city and keeps people’s views within the town, and strengthen the feeling that you’re in Castle Rock”. We have preserved open space that creates a distinct separation between Castle Rock and Denver/ Colorado Springs.
- Not anymore, it used to be a small town but now it’s a modern city. There’s nothing unique about Castle Rock except that we have no large businesses, it’s more of a bedroom community when people live but work elsewhere.
- Yes it’s older than most of the similar ‘sprawling’ cities. It has more history.
- Yes totally, I think our traditions and events distinguish us and make us unique. Our downtown comes alive during events. I also think the Rock and star distinguish our town from others.
- Yes I think it’s unique, It is growing and has more things to do than many other cities. It has something that visually unique.
- I think pretty similar, although Castle Rock does have a proper downtown. I also think that it is growing faster than other cities, which is unique.
- Yes, “natural downtown” (not a fake downtown created without history), visually the Rock and very distinct downtown, local ma & pa shops down

town, all chain restaurants are north of the downtown

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7. When describing Castle Rock, would you say it has “small town character”? What gives (or takes away from) Castle Rock small town character? What visual characteristics contribute to this?

- Not really, it has a homely feeling. Safe, familiar, easy to navigate, friendly people. The star and the rock visually strengthen the character. Rhyolite.
- No it used to have small town character but not anymore. We still have good small town restaurants, ma/pa shops really contribute to small town feel. There used to be one grocery store and everyone recognized each other. Small towns have loyalty to their local stores.
- No, we have definitely lost it. I think people live here because we have great recreational possibilities in the mountains and in town. The amount of people here is preventing it from feeling small town. Our selection of unique restaurants really helps enhance the small town feel, we need to stray away from the chain restaurants.
- Yes I still say it’s a small town. There is a strong sense of community, we have a lot of ongoing traditions. I think covenants that protect historic buildings and restrict building heights of new developments help contribute to the small town feel.
- Yes, I think knowing the people in town makes it feel small. The preserved historic building reflect our character well. We even have a ‘boom town building’. People have told me that they moved here because it doesn’t feel like it was born yesterday.
- I used to, but the amount of people that come to our town events has increased so much that I don’t know most of the people there. “I miss my small town, but I know that small towns must grow or they will die”. The number of people take away from the small town character. The downtown trees used to be big

and span over the road and create a downtown canopy.

- I don't think so, but small town character is one of the biggest advertising points. I think many of the new residents think it is a small town, but since I've lived here my whole life I don't see it anymore. Example no one waves at each other anymore because there's too many people. Knowing the people is the biggest factor.
- Yes I would say so. I think it is too small of a town for me personally to live. Not having public transportation, busses, and walkable area contributes to the small town feel. It hasn't embraced an urban feel yet, but I think it will.
- Yes absolutely, I think we are trying to find a balance between small town and growth, and we're letting some of the small town feelings go, but our downtown area definitely feels like a small town. I think the suburban neighborhoods take away from the feeling a little bit because the people that move there are hoping to have the same things that they would have in Denver, and it's resulted in bring in more big box stores that look identical to those found in others cities.
- Yes, I definitely say that we live in a small town. It has a true down town, with lots of small ma & pa shops. I don't necessarily think that chain restaurants take away from the small town feel, but it's nice to see small town businesses.
- Yes, I think our community events contribute the most to our small town feeling. I think the star on the Rock is something that symbolizes our uniqueness, and it's been a tradition for a long time. I don't think that buildings and architecture have strong uniqueness.
- Yes, "small town character" is the biggest feather in our cap, but also the biggest worry in the city. The biggest worry is the question of whether or not we can keep are small town feel while growing so quickly. Downtown doesn't feel like a big city, once you are driving around the suburbs it becomes apparent that we have 70,000 people, but when you are in the downtown it doesn't feel overcrowded at all.

8. In your opinion, what are the top 3 locations within town best represents the character of Castle Rock?

- Festival park (because of constant activity), Miller Activity Complex, The Outlets (people out of town recognize Castle Rock for this)
- Wilcox & Perry Street (the rhyolite buildings, historic buildings), the Fairgrounds, The Rock (many town events takes place in downtown facing the Rock).
- Cantril School (historic school represents the 'old' Castle Rock), the masonic lodge downtown, Castle Café. Rhyolite buildings in general.
- The Downtown and Craig and Gould neighborhood, Perry street, the new apartments take away from the small town feel on Wilcox street. I think our small shops and restaurants contribute to the small town feel, and chain restaurants don't add any contribution.
- Masonic lodge, Wilcox street, the church, the B&B Café, Castle Café, rhyolite buildings in general.
- The downtown core, The Rock and the star, Wilcox street.
- Castle Rock Museum, Cantril School, Fairgrounds
- The Rock, the Castle Rock Museum, Cantril School.
- The Rock, Perry and Wilcox street, the MAC, the open space and trail systems.
- Downtown Perry and Wilcox, The Rock.
- Castle Café makes you feel like you're in an old small town. The Outlets is what people know us for. Being on top of the mesas surrounding the town is something that represents the town well by being able to see everything.
- Festival park, craig and could neighborhood, MAC

9. How is the history of Castle Rock shown in the city today? In what ways can Castle Rock be more reflective of its past?

- Railroad: train runs through town, old railroad buildings, and railroad interrupted art. Ranching: open areas of ranch land, people still dress with a rancher style
- Fairgrounds still has ranching related events, the library has a great historic archive that keeps people informed about history, and a lot of subdivisions have kept the names of the ranchers that owned the land before the development.
- Rhyolite for sure. We are losing the agricultural ties. Our historic buildings are a good representation. Some new buildings that try to mock the historic building style, but they look really tacky.
- The fair is a good reflecting of our ranching history. Our star lighting also really reflects our history. I think the history could be more reflected, it's nice to see old photographs of what the town used to be, without having to go to the museum.
- Some of our bike paths have interruptive signage. Our historic buildings have signage on them that shows their history. We also have guided walking tours in the summer.
- Keeping historic buildings, the town building in the center of town,
- We have preserved many landmark buildings that are protected for historic reasons.
- There is something about the new development downtown that seems to be bring Castle Rock back to its downtown roots. The heart of town hasn't moved, it remains in the same spot. I don't think it's important to make new buildings look like the old buildings.
- Festival Park is a good interpretation of our history. I don't think the new Riverfront development is very reflective of our history. I think the fairground is the biggest thing that keeps our history alive.
- The Grange at the Meadows is a neighborhood amenity that reflects the ranching history.
- I think the new developments are transitioning to a more contemporary urban feeling. There aren't many noticeable interpretations of history.

- The rock and the star, downtown maintains its character. Some people complain that new buildings in downtown do not fit the character, but the buildings that they are replacing were no serving the town well and our new buildings are doing more justice, and creating a better downtown.

10. When not at home or work, where do you spend time within Castle Rock?

- Restaurants, kids sports games, outdoor family time
- Library, Rec Center, trail system, grocery store, church.
- Grocery store, walk the dog around town, the emporium to shop or look around.
- Coffee shop, brewery, rec center.
- The rec center, grocery shopping, restaurants (specifically not chain restaurants)
- Every community event- movies, festivals, parades, church, small grocery stores (not big box stores) I always support our local businesses
- Library, rec center, Miller Activity Complex, Local restaurants (especially when I know the owner)
- Mostly restaurants
- Coffee shops, walks around town, the Barn shop,
- Downtown bars and restaurants, the Outlets development, the grocery store, friends' houses.
- Trails and open space, library, grocery store, the MAC
- The union, angies (local downtown restaurants)

11. What type of outdoor spaces in Castle Rock do you prefer to spend time in?

- Neighborhood walks because it's close and convenient, also parks and trails.
- Long trail systems that connect to downtown and the outskirts.
- I prefer to stay on the sidewalks because I'm older, I like to walk the trails but some of the

trails have homeless people which makes me worry.

- I like the trail hikes the most, I like to bike paths too, I don't use the small parks a lot but I really like the Miller Activity Complex.
- I like to walk around the streets and sidewalks, I like the trails but I'm waiting for the trail by my house to connect to the others.
- The trail system is amazing. I love the Miller Activity Complex. Festival park is great.
- I like the trail systems, one issues is that not all the trails are connected yet. I go to The Rock too.
- I like hiking the Rock, I like going to the MAC too and hiking the incline,
- I like the hiking trails and the Rock trails, we also walk on the sidewalks around our neighborhood a lot.
- Trails, the MAC and the Rock trail, naturalized areas, outdoors downtown

12. When thinking about growth in Castle Rock, what are you most excited for, and what worries you the most?

- Growth is good. "if you're not growing your dying" Exciting: new amenities, no vacant buildings, larger variety of restaurants. Worrying: traffic.
- Exciting: Downtown is very upbeat and well taken care of. Worry: water is a big concern because all of our water comes from the aquifer, if we grow too much I fear losing comfort and safety while being in town, we are growing outward a lot.
- Excited: I really like the new venues and town gathering spaces like Miller Park. It will be fun to see the new shops that come along with the new development. We have a lot of nice coffee shops. It's fun to see the new things that are coming to town. Worry: I think the new Riverwalk Buildings are taking away from our small town feel.
- Excited: I like not having to leave town to do all my errands, I like seeing all the new businesses and amenities that are coming into town. Worry: traffic, water, I worry about losing the community feeling by not knowing people and having more unfamiliar faces.
- Excited: I like the new amenities that are coming into town such as a hospital and stores. I would

love to see public transportation, Castle Rock historically used to use the train to commute to Denver so it would be nice to see a light rail that connected us and allowed people to commute to work without driving. Worry: destruction of the historic buildings that we have now.

- "I was part of the visioning group for the Riverwalk Development, and I supported the buildings, but now that they're here they stand out so much that it worries me, although I would never take them away because I know how important it is for our downtown to grow" Excited: growth creates a more healthy and vibrant community. New residents love living here and they bring life to the community. Growth is allowing Castle Rock to be a self-sustaining community. All the new residents are helping to support the city's economy. Worry: transportation is a big worry, but our traffic is still minor compared to big cities.
- Excited: Our growth as allowed for most historic preservation initiatives. There are more ways for people to experience the history without having to go to museums. Worry: My biggest worry is water, we don't know how much longer our water will last. The town is growing at an awful fast rate that I don't think is necessary, I think we can grow without growing as fast as we are. I don't think our growth rate is sustainable.
- Exciting: I think the downtown has more potential to grow, it is already more vibrant and active. I hope that the light rail connects Castle Rock to Denver. Worry: I worry about parking and public transportation, especially public transportation, even a downtown shuttle would be nice.
- Excited: I'm excited to have new families coming to town and bring new life. There are also lots of people that stay in town or return to Castle Rock after moving away. Worry: I think we are growing too fast. A lot of our recent development looks like it could be found anywhere, it doesn't represent the town very well.

- Excited: The new business that are coming is exciting to have more things to do. Worry: I think the infrastructure is behind and the traffic is getting bad. I worry that with more growth it's going to feel more like Downtown Denver.
- Excited: There is a strong feeling of renewal in the city, with growth we are able to keep old areas in good shape and replace eye sores with more vibrant amenities. Worry: I worry about density, even in neighborhoods it feels very dense, and the available open spaces that we can escape to are beginning to be developed on.
- Excited: "I feel like we are just becoming a bigger small town" it still feels the same but we are getting more amenities like the hospital, and a college. Worry: make sure it feels the same ways, not make growth feel like a burden. Make sure that growth doesn't add traffic, congestion, and overcrowding.

13. In your opinion, can Castle Rock increase in density without jeopardizing the existing town character?

- The Riverwalk Development is coming up now, and it's bringing great businesses to the ground floor of downtown, which will enhance it. Must be done in a high quality way that contributes new amenities and fits in.
- Density would absolutely jeopardize the character and make it feel more urban. We do already have some townhomes and apartments near the outlets that is supposed to be subsidized housing, but it's really expensive. "there is no place for the working class people to live"
- I think higher density would jeopardize our town character. I think that we have more filling in to do before building up. Unfortunately some newer developments are breaking our ridgeline ordinance.
- "I think it can increase in density without any issues, I'm not afraid of growth but it needs to be done in a way that fits in." I do worry about the types of buildings that are coming and if they will change the feel of the town. We are supposed to get a hotel by the MAC, but I have a hard time picturing that, and I worry that it will stand out and

make are town a place to visit rather than a place to live.

- I think there is a limit of density that would be appropriate. I also think that water is the limiting factor for our city's growth. People say that the new development downtown already looks different than downtown. So cities have created a separate downtown feeling area, which could be an option for us, and have a more tourist downtown and a separate historic downtown. We definitely need to think about transportation, whether it be increasing road infrastructure or introducing public a transit system.
- Yes it can and it should. I understand why small communities should be compact rather than sprawling out. Density does impact the feeling of the city, but it is needed for the city to grow. Personally I wouldn't want to live in a more urban setting, but I think younger people do, and there is a progression of young people starting in higher density areas, then moving to a neighborhood, and often returning to the more dense areas when they are older.
- "No I don't, well actually, if we increased the density and changed the way that people moved from place to place, and get them out of their cars, then maybe it could". So much of our cities growth is pavement.
- I think it can get denser, but parking and public transit will definitely need to be addressed. I would personally rather have a dense environment while preserving more open space for people to use. I also think that density promotes a more community feeling.
- No, I think that the riverfront development is already causing tension in town, so I don't think that density would help us. The downside of sprawling out is losing our rural area. I think that water and infrastructure are two larger issues than density.
- No, I think taller buildings would put us at risk of losing our views to the rock, ridgelines, and the mountains. I think it should continue to grow outward at lower densities so houses will have a bigger yard.

- Yes, I don't think that increased density will jeopardize our character. I do think that future development has the negative potential to obstruct views. There are also lots of great infill opportunities in rundown areas of town, where they can be replaced by something that's better for the community. I think a more walkable community is a high priority and something that would be more easily achieved with density.
 - Yes, the only thing that I think jeopardizes the success of our growth is if people feel like they cannot get through town in a productive way due to traffic congestion. Density in downtown areas is what makes it feel like a downtown and adds to a vibrant feeling downtown. I think our future growth will be both up and out.
- issues, I'm not afraid of growth but it needs to be done in a way that fits in."
 - "No I don't, well actually, if we increased the density and changed the way that people moved from place to place, and get them out of their cars, then maybe it could"
 - "I think higher density promotes a stronger community feeling"
 - "I think taller buildings would put us at risk of losing our views to The Rock, and views to the surrounding ridgelines"

Direct Quotes

- "We're a stand-alone city"
- "Unique sense of arrival"
- "People that move here, stay here"
- "We have more things to do"
- "I miss my small town, but I know that small towns must grow or they will die"
- "Small town character is our biggest advertising point... But I don't see it anymore"
- "No one waves at each other anymore"
- "We have loyalty to our local stores"
- "We have a strong sense of community"
- "Festival Park is the hub for all of our downtown events. In the summer time there are events in the park almost 7 days a week"
- "I feel like we are just becoming a bigger small town"
- "We do not have a lot of primary jobs, 80% of people commute north or south, it would be nice to bring that down to around 40%"
- "I was part of the visioning group for the Riverwalk Development, and I supported the buildings, but now that they're here they stand out so much that it worries me, although I would never take them away because I know how important it is for our downtown to grow"
- "There is no place for the working class people to live"
- "I think it can increase in density without any